



MEMORANDUM

TO: Historic Preservation Commissioners
FROM: Erin Schumacher, AICP, Senior Planner
RE: Review of Amendment to COFA-5-16-9658 – Lot 26
DATE: 11/2/16
CC: Heather Colin, AICP, Director of Growth Management
Kevin Icard, AICP, Planning & Community Development Manager

BACKGROUND. On July 6, 2016, the HPC approved COFA-5-16-9658 for the construction a new single family residence located on lot 26 in the Tabby Roads Development in the Old Town Bluffton Historic District with the following conditions:

1. A letter from the Tabby Roads HARB shall be provided to Town Staff stating that the plans have been reviewed and approved.
2. Per Section 5.15.6.G. of the UDO, additional information to clarify the finish intent of the parged stucco at the foundation wall must be provided for review and approval.
3. Per Section 5.15.6.H. of the UDO, provide a railing detail noting the dimension of the top rail and the spacing of the balustrades for review and approval.
4. Per Section 5.15.6.N. of the UDO, this skirt board of the water table trim must be modified to a 2X material.

The Applicant submitted updated information to address the conditions and the updated plans were approved August 18, 2016.

The Applicant is now requesting an amendment to the plans to include the following:

1. Revise the floor plan to integrate the stair inside the main gabled structure and revise the Left Elevation to accommodate this change as well as other minor modifications to window locations and detailing throughout the building.

As stated in the UDO, proposed changes may be approved by the UDO administrator if the proposed revision complies with the standards of this Ordinance and does not substantially alter the basic design approved by the Historic Preservation Commission.

As the proposed, the changes of the design do comply with the standards of the UDO; however, were found to substantially differ from the basic design approved by the HPC in July. As such, Town Staff is requesting guidance from the Commission in determining if the revised plans are an appropriate design solution or if the Commission finds that the plans substantially alter the basic design approved by HPC. Town Staff is prepared to amend the approval and issue the amendment with concurrence by the HPC. Otherwise, a new, separate application must be submitted by the Applicant.

ATTACHMENTS:

1. Location Map

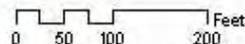
2. Previously Approved Plans
3. Proposed Plans

Lot 26, Tabby Roads
3 Blue Crab Street
Location Map

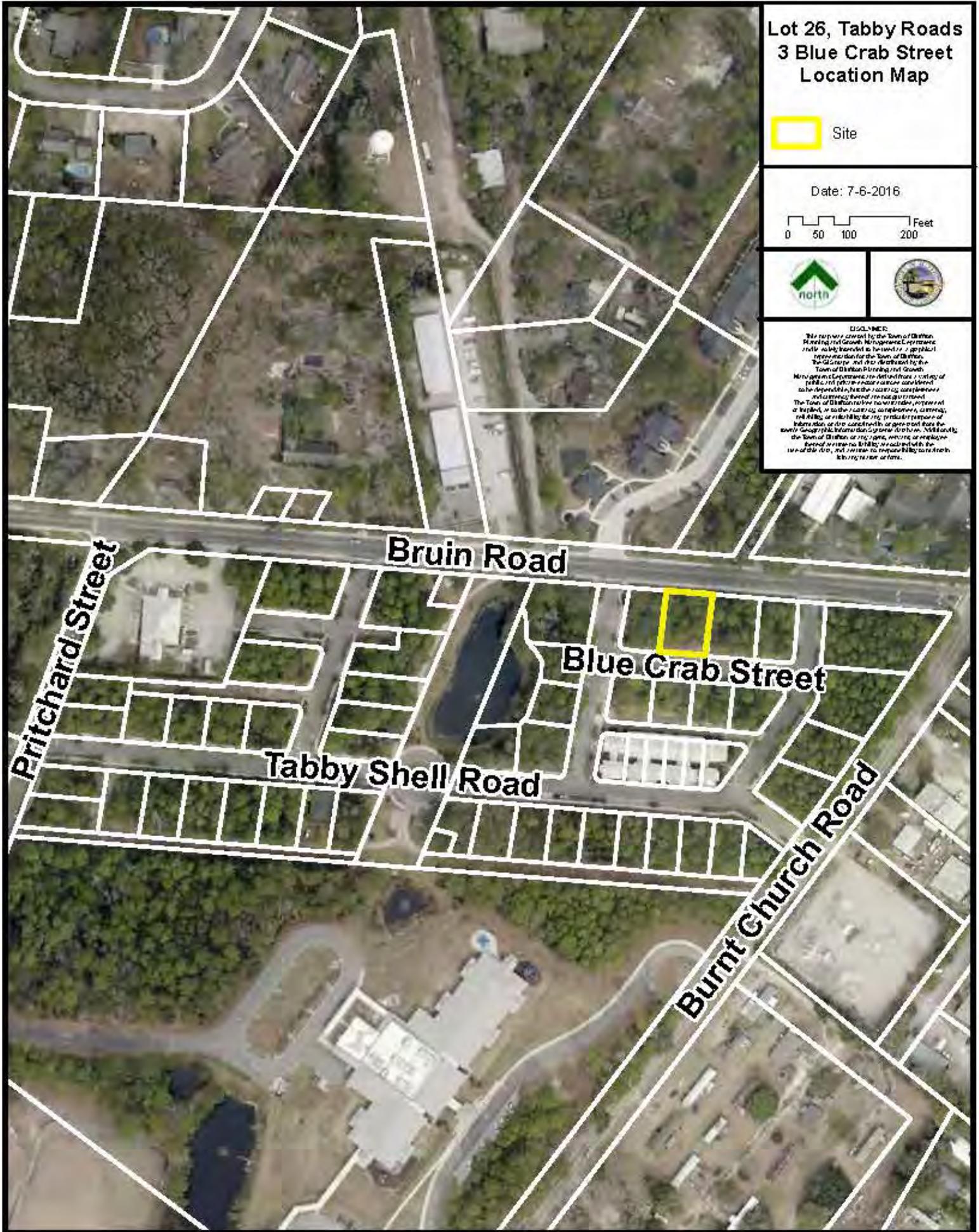


Site

Date: 7-6-2016



DISCLAIMER:
This report was prepared by the Town of Dutton Planning and Growth Management Department. It is being provided to the user as a general informational document for the Town of Dutton. The content and the distribution by the Town of Dutton Planning and Growth Management Department is not intended to constitute a contract or any other legal relationship. The Town of Dutton neither warrants, represents or implies, in writing or otherwise, any accuracy, completeness, reliability, or availability of the information contained herein. The Town of Dutton is not responsible for any errors or omissions in this report. The user shall be responsible for verifying the accuracy of the information contained herein. The Town of Dutton is not responsible for any damages, including but not limited to, direct, indirect, or consequential damages, arising from the use of this report. The user shall be responsible for any damages, including but not limited to, direct, indirect, or consequential damages, arising from the use of this report.



Myers Residence

Tabby Roads

LOT 26 BLUE CRAB STREET, BLUFFTON, SOUTH CAROLINA

VACCARO ARCHITECTURE, INC.

STATE OF SOUTH CAROLINA
 VACCARO ARCHITECTURE, INC.
 Hilton Head Island, SC
 No. 3061
 REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA
 MICHAEL A. VACCARO
 Hilton Head Island, SC
 No. 6818
 REGISTERED ARCHITECT

843.290.3076
 www.VACCAROarchitecture.com
 email: mikevaccaro@yahoo.com

8/18/16



Sheet List

Sheet Number	Sheet Name
A000	Cover
A0001	Site
A102	Plans
A201	Elevations
A251	Building Sections
A400	Schedules
E101	Electrical
Grand total: 7	

The contractor shall verify all dimensions and site conditions prior to starting work and shall notify the architect in writing immediately of any errors or inconsistencies within the construction documents. If errors or inconsistencies exist within the construction documents and are constructed as such; it is the contractor's responsibility to ensure that corrections are made to the satisfaction of the building owner, architect, and building inspector.

No.	Description	Date

Myers Residence Cover

Project number

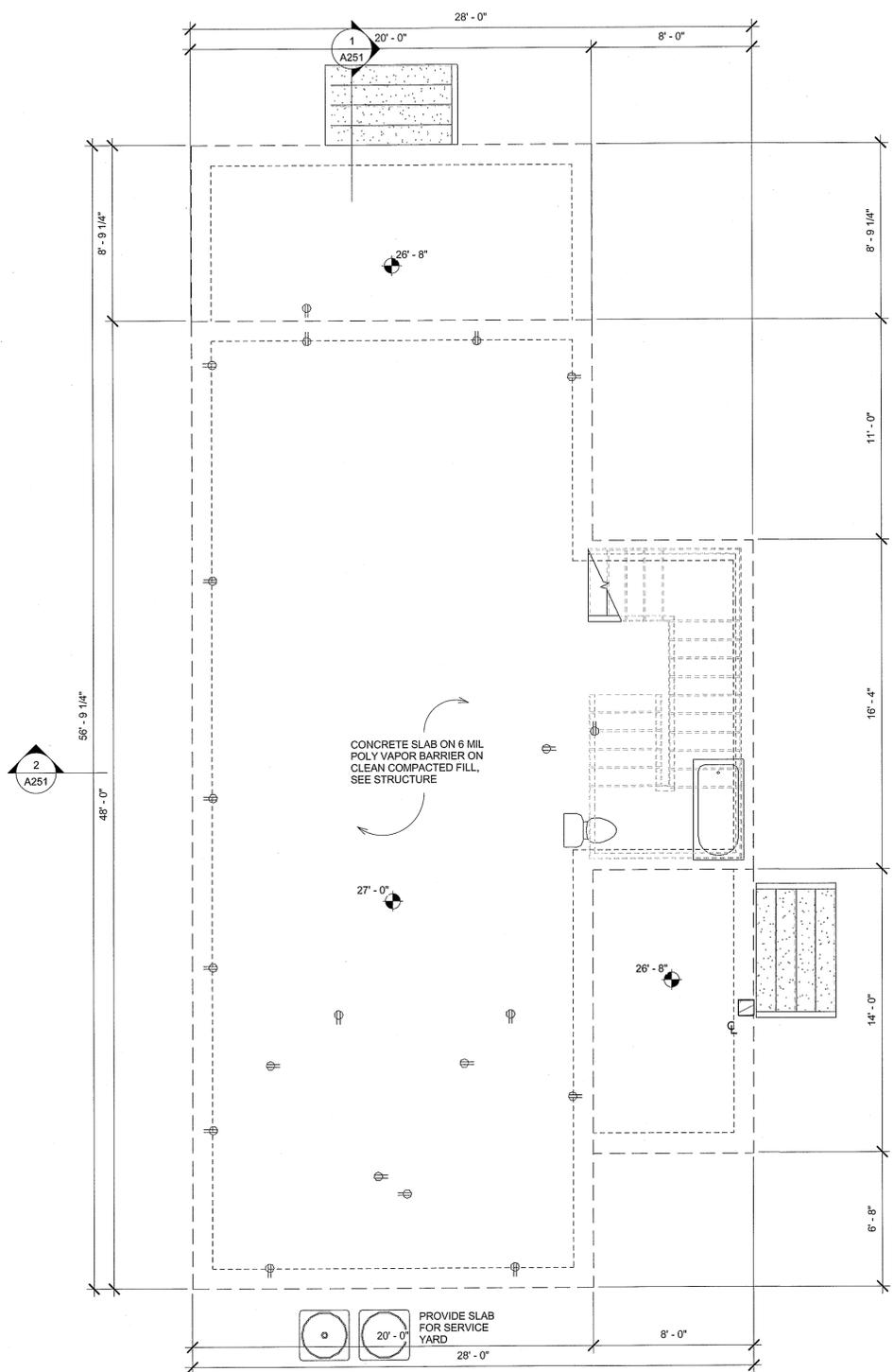
Print Date 8/18/2016 1:21:05 PM Issue Date 2016

Drawn by CRE

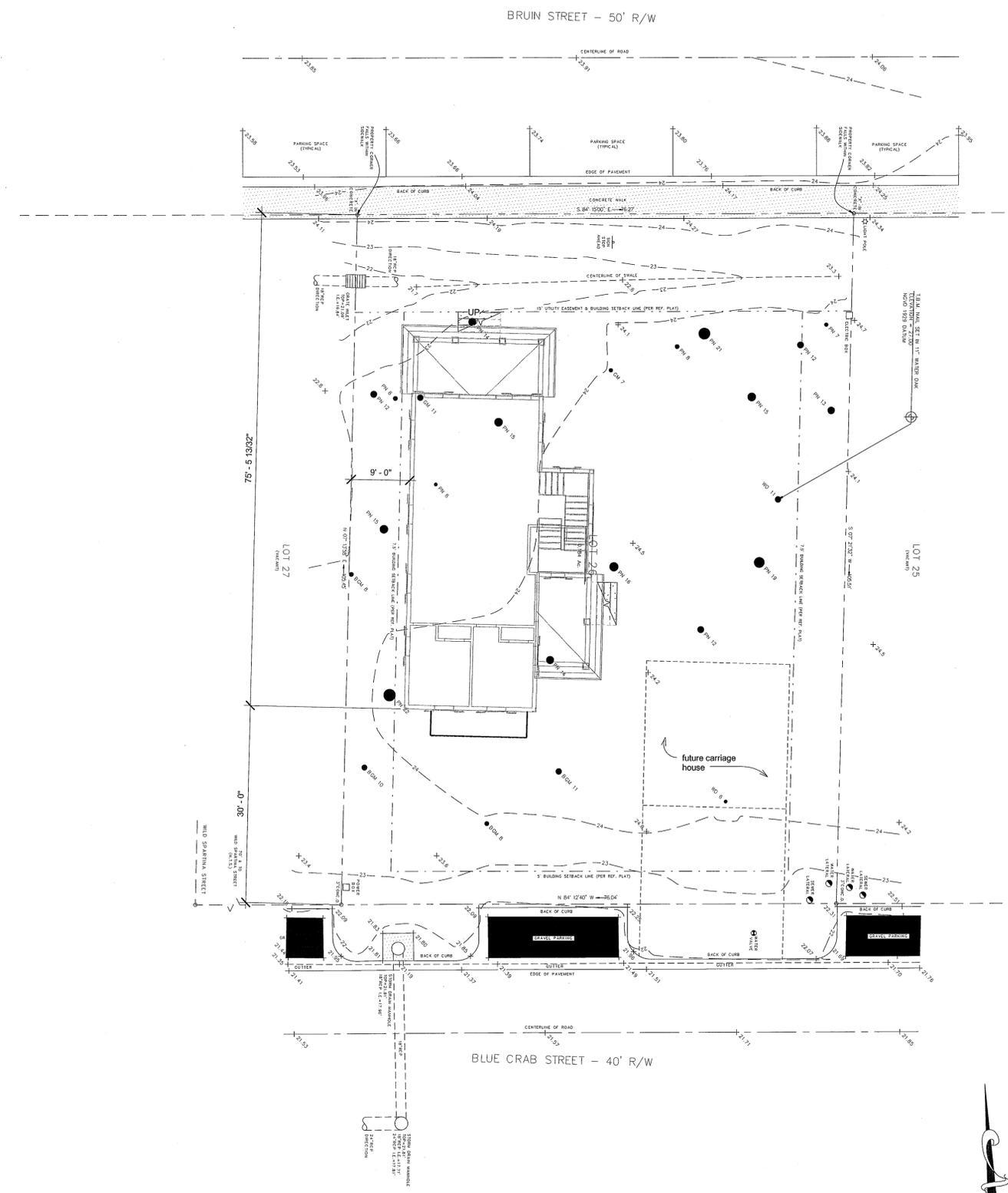
Checked by MAV

A000

Scale



② T.O. Footing
1/4" = 1'-0"



① Average Grade
1" = 10'-0"

The contractor shall verify all dimensions and site conditions prior to starting work and shall notify the architect in writing immediately of any errors or inconsistencies within the construction documents. If errors or inconsistencies exist within the construction documents and are constructed as such; it is the contractor's responsibility to ensure that corrections are made to the satisfaction of the building owner, architect, and building inspector.

No.	Description	Date

Myers Residence Site

Project number _____

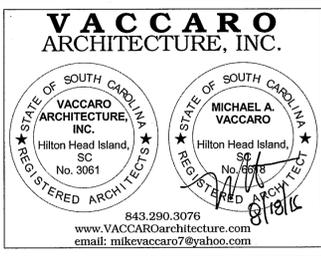
Print Date: 8/18/2016 1:21:06 PM Issue Date: 2016

Drawn by: **mv**

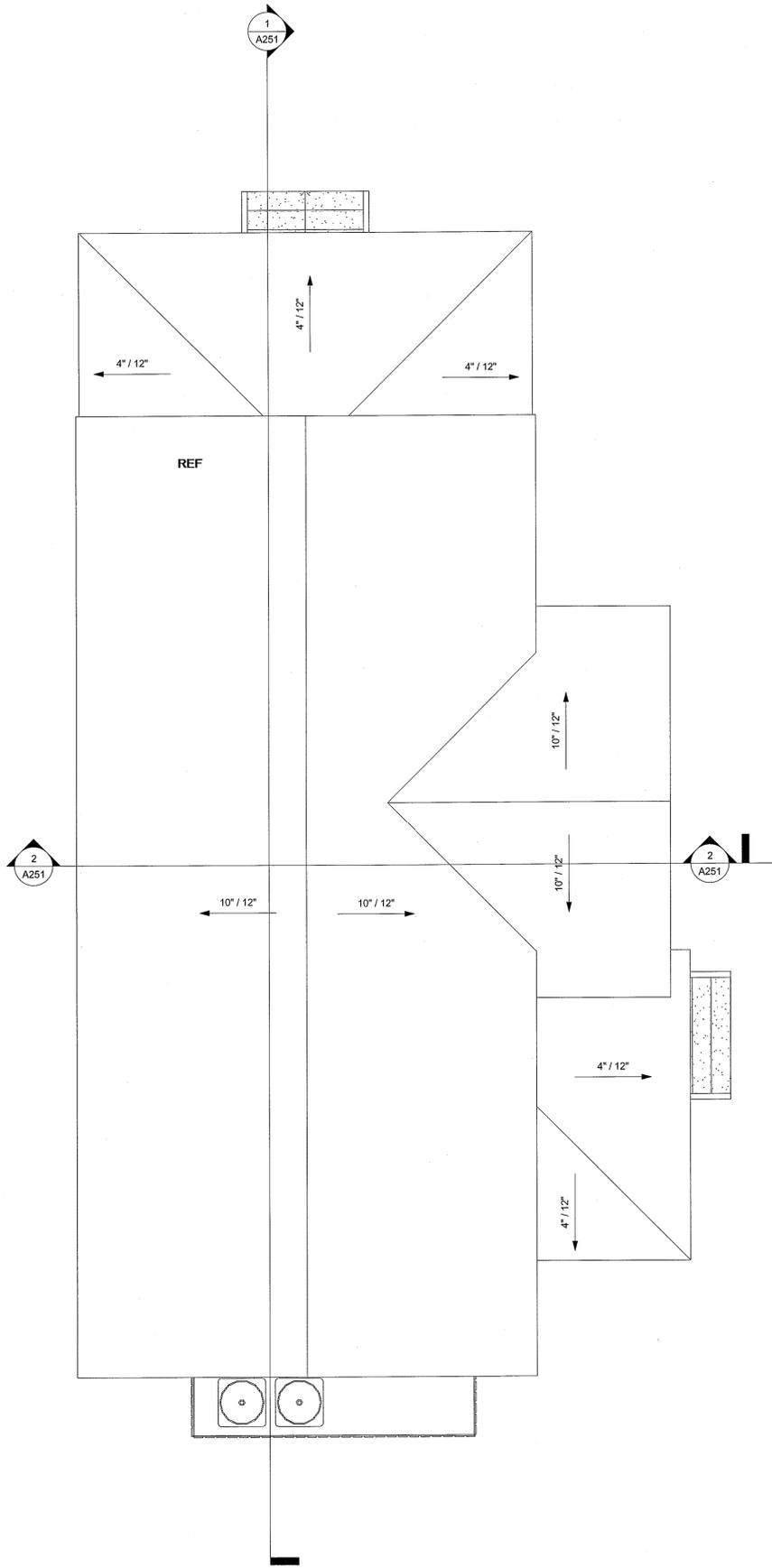
Checked by: **MAV**

A0001

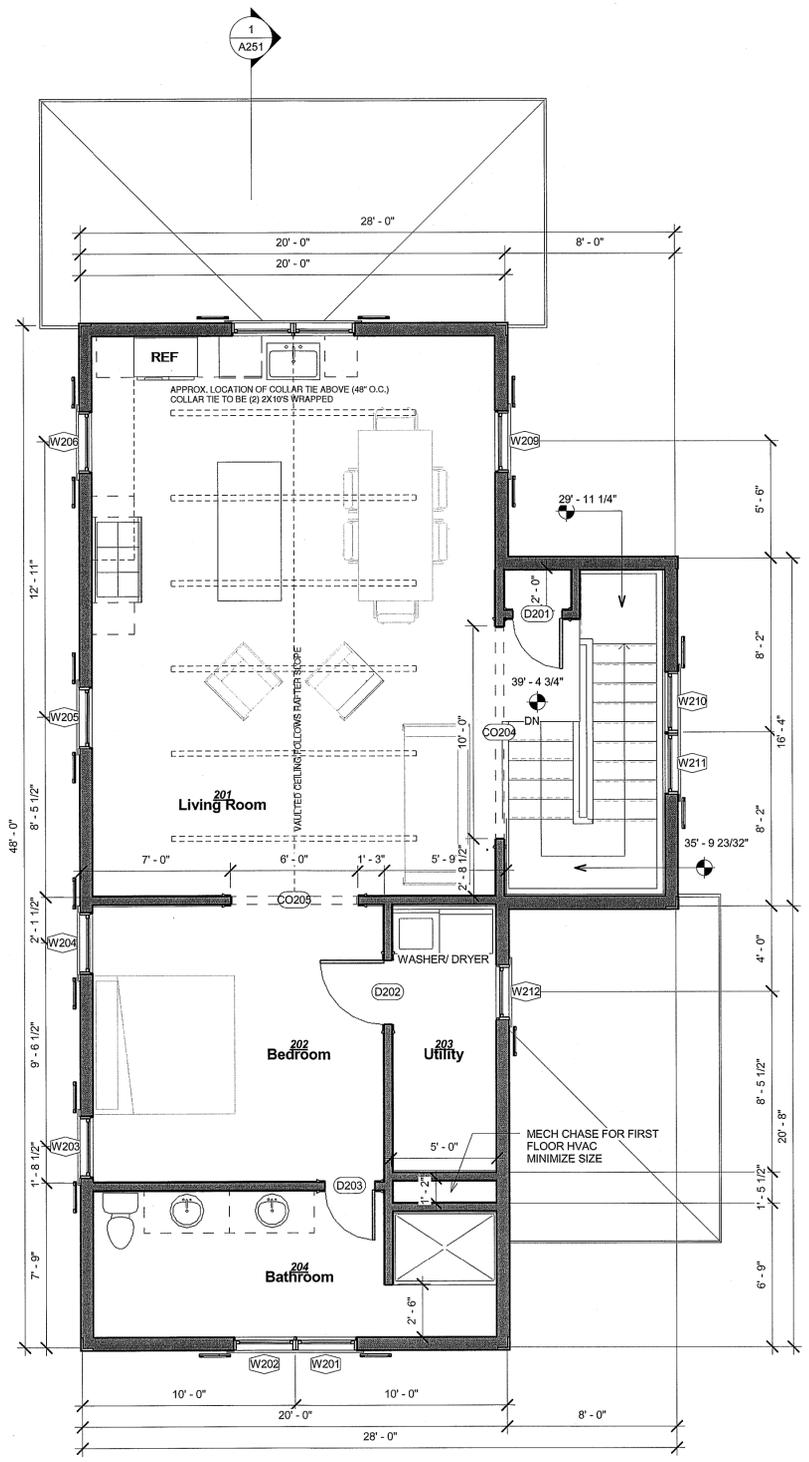
Scale: As indicated



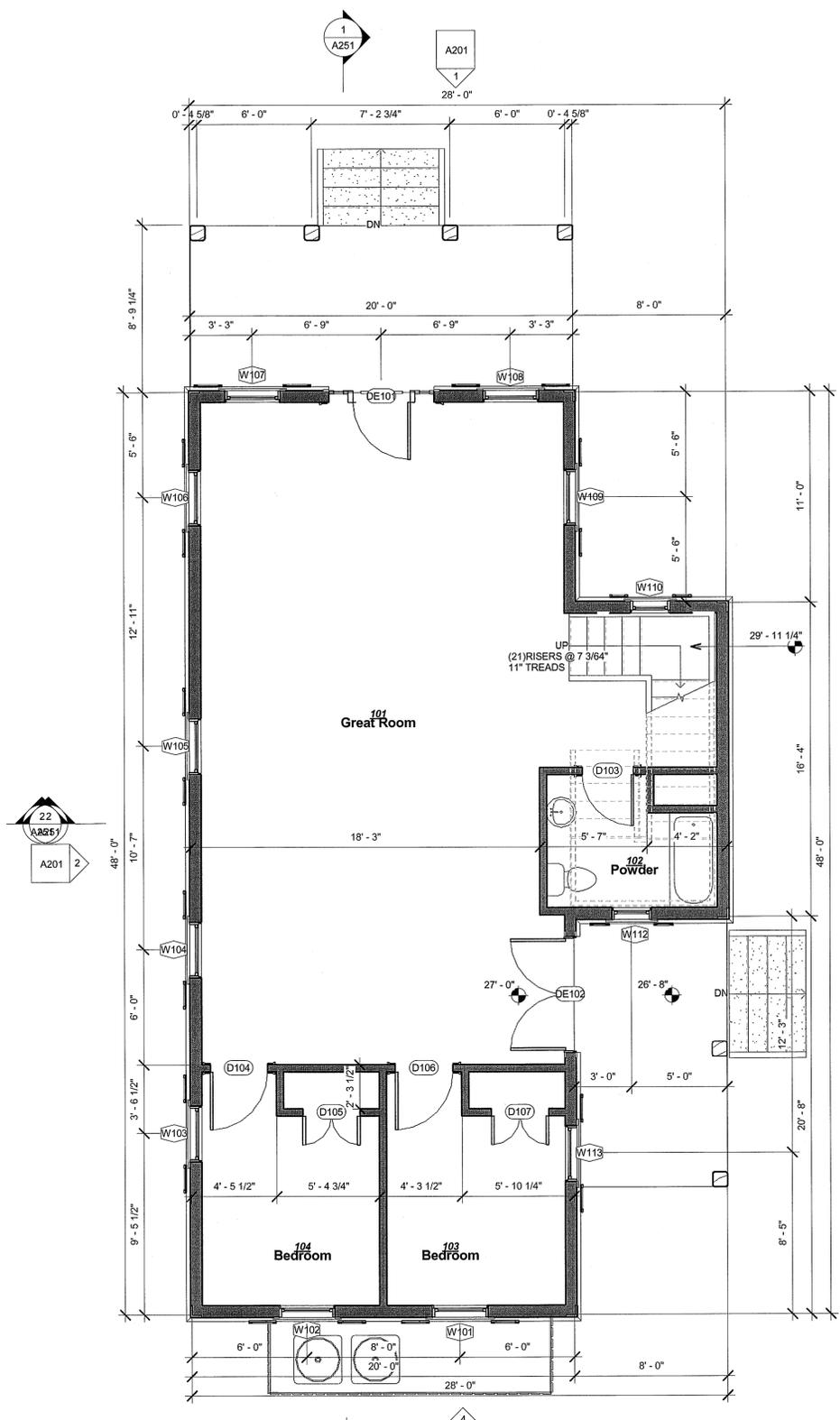
Conditioned Floor Areas		
Area	Level	Comments
1091 SF	First Floor	Heated
986 SF	Second Floor	Heated
2077 SF		



3 Roof Plan
1/4" = 1'-0"



2 Second Floor
1/4" = 1'-0"



1 First Floor
1/4" = 1'-0"

The contractor shall verify all dimensions and site conditions prior to starting work and shall notify the architect in writing immediately of any errors or inconsistencies within the construction documents. If errors or inconsistencies exist within the construction documents and are constructed as such, it is the contractor's responsibility to ensure that corrections are made to the satisfaction of the building owner, architect, and building inspector.

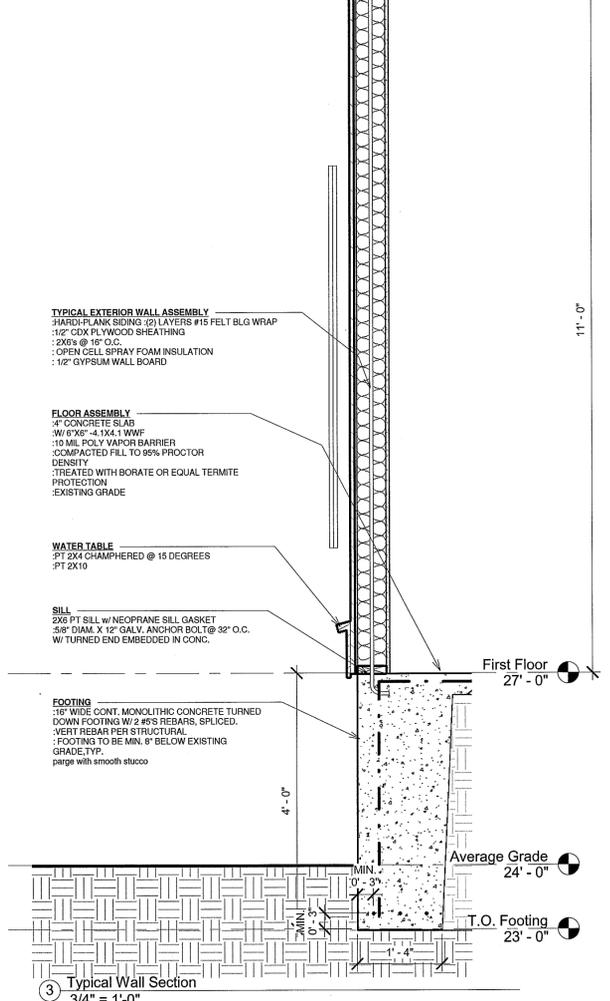
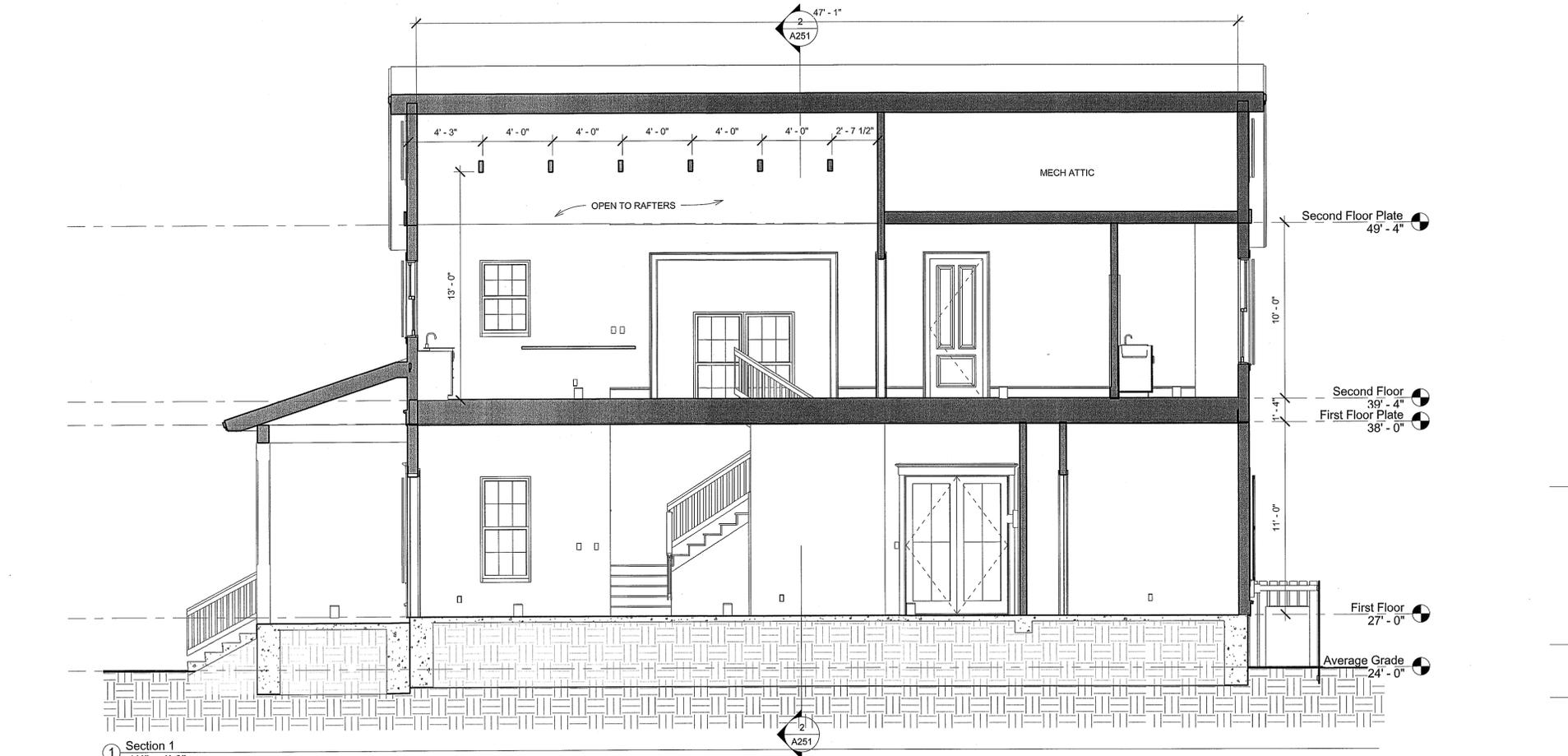
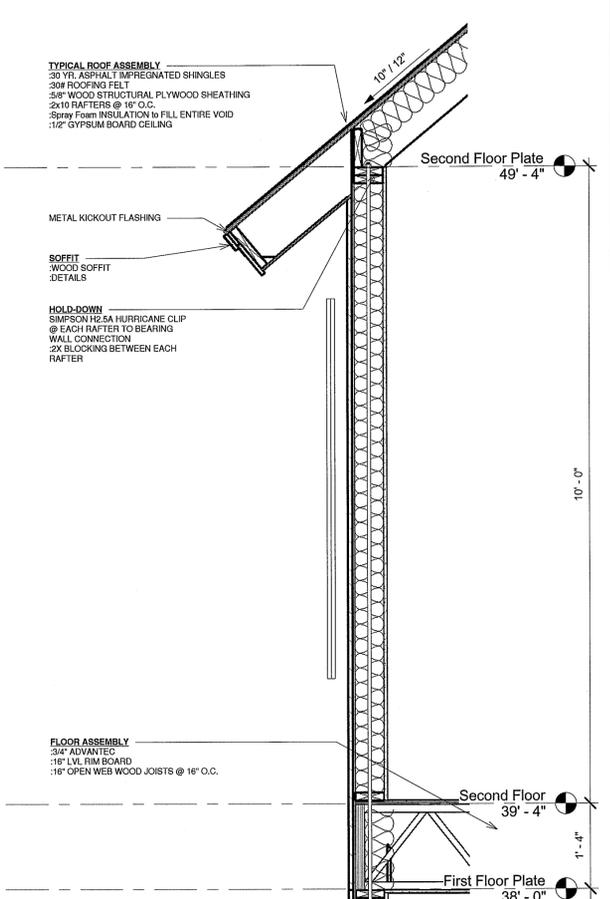
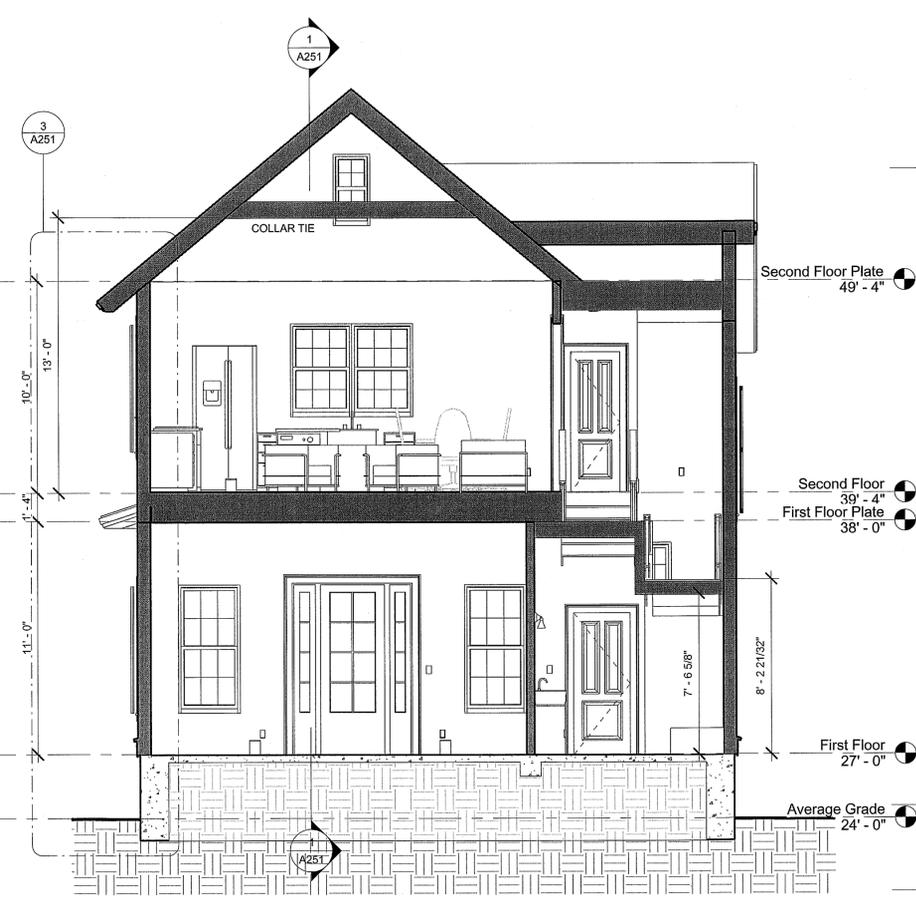
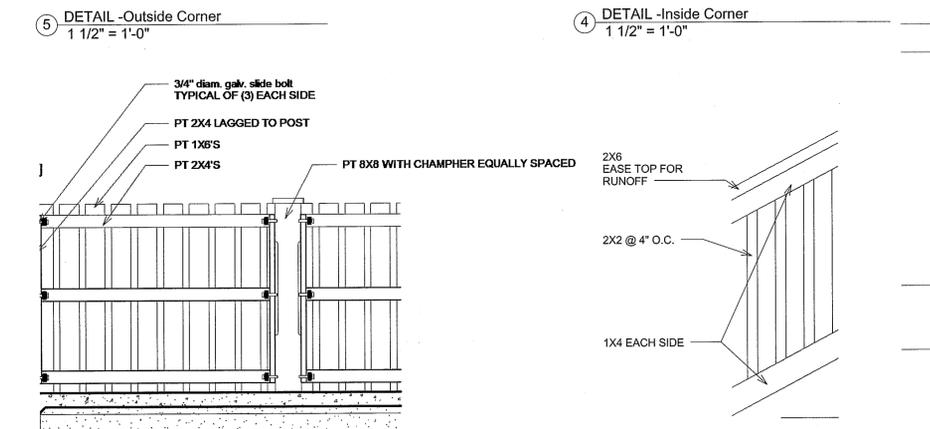
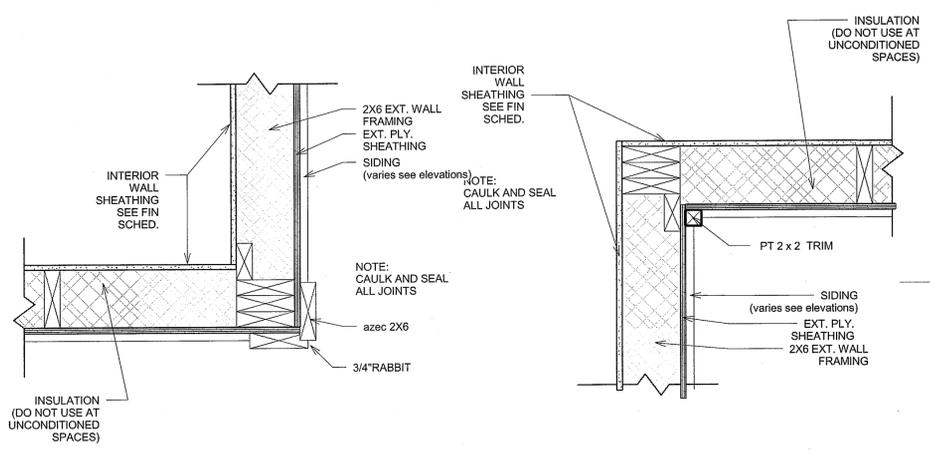
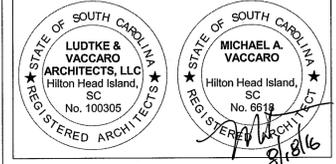
No.	Description	Date

Myers Residence Plans

Project number _____
 Print Date: 8/18/2016 12:10:07 PM Issue Date: 2016
 Drawn by: mv
 Checked by: MAV

A102

Scale: 1/4" = 1'-0"



No.	Description	Date

Myers Residence Building Sections

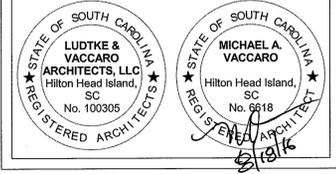
Project number: 2016-003
 Date: 2016
 Drawn by: CRE
 Checked by: MAV

A251

Scale: As indicated

LUDTKE & VACCARO ARCHITECTS, LLC

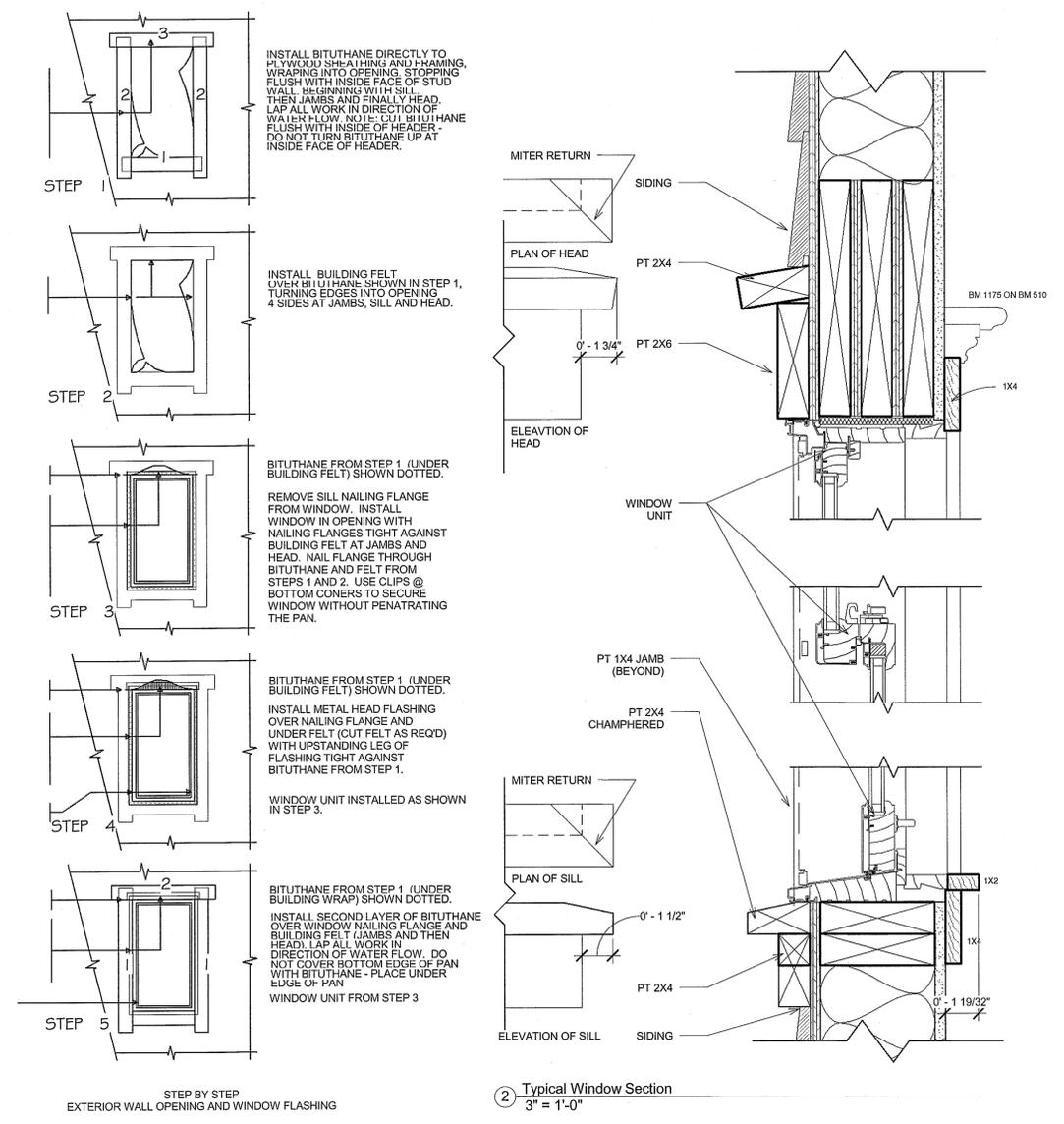
phone 843.290.3076
 fax 877.667.3517
 www.ludtkeandvaccaro.com email: mikevaccaro@hargray.com



Room Finish Schedule								
Room Number	Level	Room Name	Finish					Comments
			Floor	Base	Wall	Ceiling	Ceiling Height	
101	First Floor	Great Room						
102	First Floor	Powder						
103	First Floor	Bedroom						
104	First Floor	Bedroom						
201	Second Floor	Living Room						
202	Second Floor	Bedroom						
203	Second Floor	Bedroom						
204	Second Floor	Bathroom						

Window Schedule							
Mark	Type Mark	Head Height	Rough Opening		Manufacturer	Glazing Type	Comments
			Width	Height			
W063	VVVVV	6'-0"	1'-8 3/4"	3'-4 3/8"	JELD-WEN Windows & Doors		
W101	LLL	8'-0"	2'-10 3/4"	6'-0 3/8"	JELD-WEN Windows & Doors		
W102	LLL	8'-0"	2'-10 3/4"	6'-0 3/8"	JELD-WEN Windows & Doors		
W103	LLL	8'-0"	2'-10 3/4"	6'-0 3/8"	JELD-WEN Windows & Doors		
W104	LLL	8'-0"	2'-10 3/4"	6'-0 3/8"	JELD-WEN Windows & Doors		
W105	LLL	8'-0"	2'-10 3/4"	6'-0 3/8"	JELD-WEN Windows & Doors		
W106	LLL	8'-0"	2'-10 3/4"	6'-0 3/8"	JELD-WEN Windows & Doors		
W107	LLL	8'-0"	2'-10 3/4"	6'-0 3/8"	JELD-WEN Windows & Doors		
W108	LLL	8'-0"	2'-10 3/4"	6'-0 3/8"	JELD-WEN Windows & Doors		
W109	LLL	8'-0"	2'-10 3/4"	6'-0 3/8"	JELD-WEN Windows & Doors		
W110	DDDDDD	10'-0"	2'-0 3/4"	4'-0 3/8"	JELD-WEN Windows & Doors		
W112	DDDDDD	8'-0"	2'-0 3/4"	4'-0 3/8"	JELD-WEN Windows & Doors		
W113	LLL	8'-0"	2'-10 3/4"	6'-0 3/8"	JELD-WEN Windows & Doors		
W201	LLL	8'-0"	2'-10 3/4"	6'-0 3/8"	JELD-WEN Windows & Doors		
W202	LLL	8'-0"	2'-10 3/4"	6'-0 3/8"	JELD-WEN Windows & Doors		
W203	LLL	8'-0"	2'-10 3/4"	6'-0 3/8"	JELD-WEN Windows & Doors		
W204	LLL	8'-0"	2'-10 3/4"	6'-0 3/8"	JELD-WEN Windows & Doors		
W205	LLL	8'-0"	2'-10 3/4"	6'-0 3/8"	JELD-WEN Windows & Doors		
W206	QQQ	8'-0"	2'-10 3/4"	4'-4 3/8"	JELD-WEN Windows & Doors		
W209	QQQ	8'-0"	2'-10 3/4"	4'-4 3/8"	JELD-WEN Windows & Doors		
W210	LLL	8'-0"	2'-10 3/4"	6'-0 3/8"	JELD-WEN Windows & Doors		
W211	LLL	8'-0"	2'-10 3/4"	6'-0 3/8"	JELD-WEN Windows & Doors		
W212	UUUU	8'-0"	2'-8 3/4"	5'-0 3/8"	JELD-WEN Windows & Doors		
W213	QQQ	8'-0"	2'-10 3/4"	4'-4 3/8"	JELD-WEN Windows & Doors		
W214	QQQ	8'-0"	2'-10 3/4"	4'-4 3/8"	JELD-WEN Windows & Doors		
W216	VVVVV	6'-0"	1'-8 3/4"	3'-4 3/8"	JELD-WEN Windows & Doors		
Grand total: 26							

Door Schedule								
Door Number	Door Type	Door Size		Manufacturer	Finish			Comments
		Width	Height		Door	Frame		
CO204	WW	10'-0"	8'-0"					
CO205	ZZ	6'-0"	8'-0"					
D103	FF	2'-8"	6'-8"					
D104	AA	3'-0"	8'-0"					
D105	GG	3'-0"	8'-0"					
D106	AA	3'-0"	8'-0"					
D107	GG	3'-0"	8'-0"					
D201	NNN	2'-4"	6'-8"					
D202	AA	3'-0"	8'-0"					
D203	NNN	2'-4"	6'-8"					
DE101	HHH	3'-0"	8'-0"	custom				
DE102	OOO	6'-0"	8'-0"					



No.	Description	Date

Myers Residence Schedules

Project number: 2016-003
 Date: 2016
 Drawn by: CRE
 Checked by: MAV

A400

Scale: As indicated

LUDTKE & VACCARO ARCHITECTS, LLC

phone 843.290.3076
fax 877.667.3517
www.ludtkeandvaccaro.com email: mikevaccaro@hargray.com

LUDTKE & VACCARO ARCHITECTS, LLC
Hilton Head Island, SC
No. 100305
REGISTERED ARCHITECTS

MICHAEL A. VACCARO
Hilton Head Island, SC
No. 6618
REGISTERED ARCHITECT

ELECTRICAL LEGEND

LIGHT FIXTURES

- FLUORESCENT FIXTURE
- WP FLUORESCENT FIXTURE
- LIGHT, STEP
- STRIP LIGHT, FLOURESCENT MOUNTED @ HEAD JAMB
- UNDER COUNTER STRIP LIGHT
- LIGHT, TRACK, UPLIGHTING
- SECURITY FIXTURE WALL
- FLOOD LIGHTS
- GROUND SPOT FIXTURE
- SECURITY FIXTURE CLG
- CLG FAN
- CLG. MOUNTED FIXTURE
- WEATHERPROOF CLG FIXTURE
- WALL MOUNTED FIXTURE
- WP WALL MOUNTED FIXTURE
- RECESSED CLG FIXTURE (6")
- WP RECESSED CLG FIXTURE
- PULL CHAIN CLG FIXTURE
- RECESSED ADJ. FIXTURE
- RECESSED MINI CAN (4")
- JUNCTION BOX, CLG MOUNT WITH ELECTRIC LIFT
- ROPE LIGHTING
- PENDANT FIXTURE / CHANDELIER
- WP PENDANT FIXTURE
- POST LIGHTING

SWITCHES

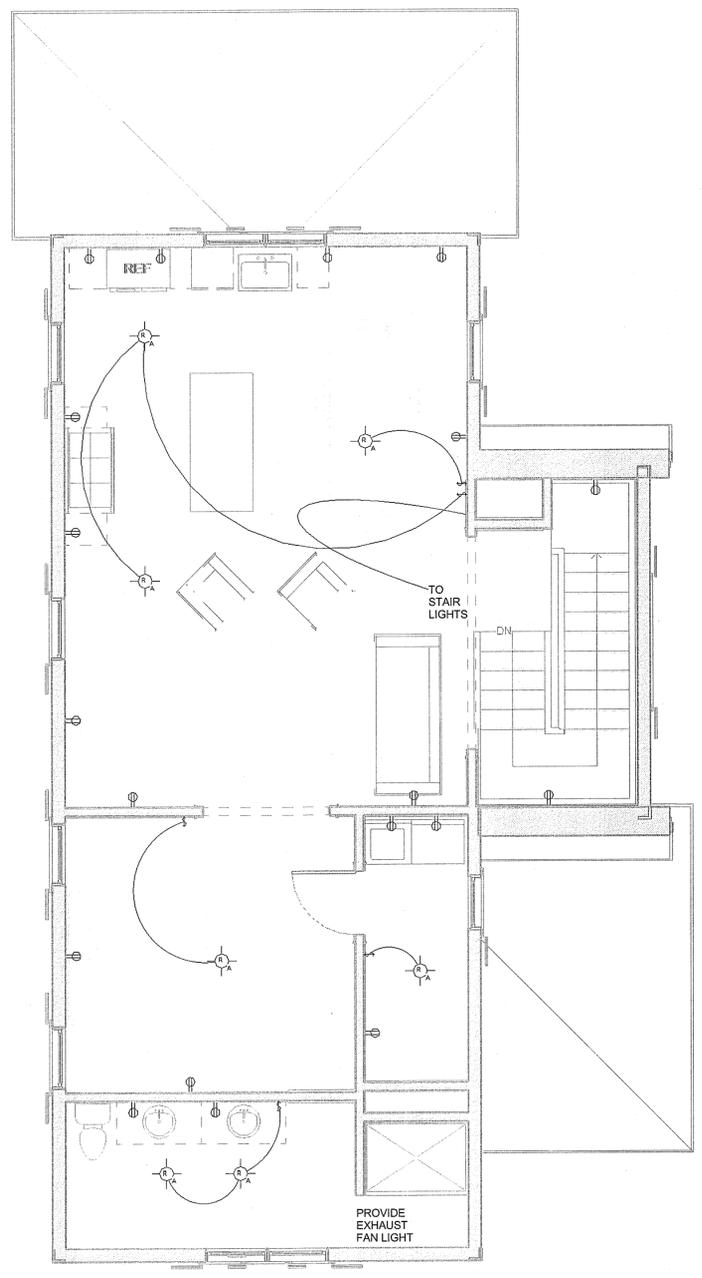
- SINGLE POLE SWITCH
- 3- WAY SWITCH
- 4- WAY SWITCH
- DIMMER SWITCH
- 3- WAY DIMMER SWITCH
- FAN SWITCH
- DOOR SWITCH
- WEATHERPROOF SWITCH
- 3-WAY WEATHERPROOF SWITCH

RECEPTACLES

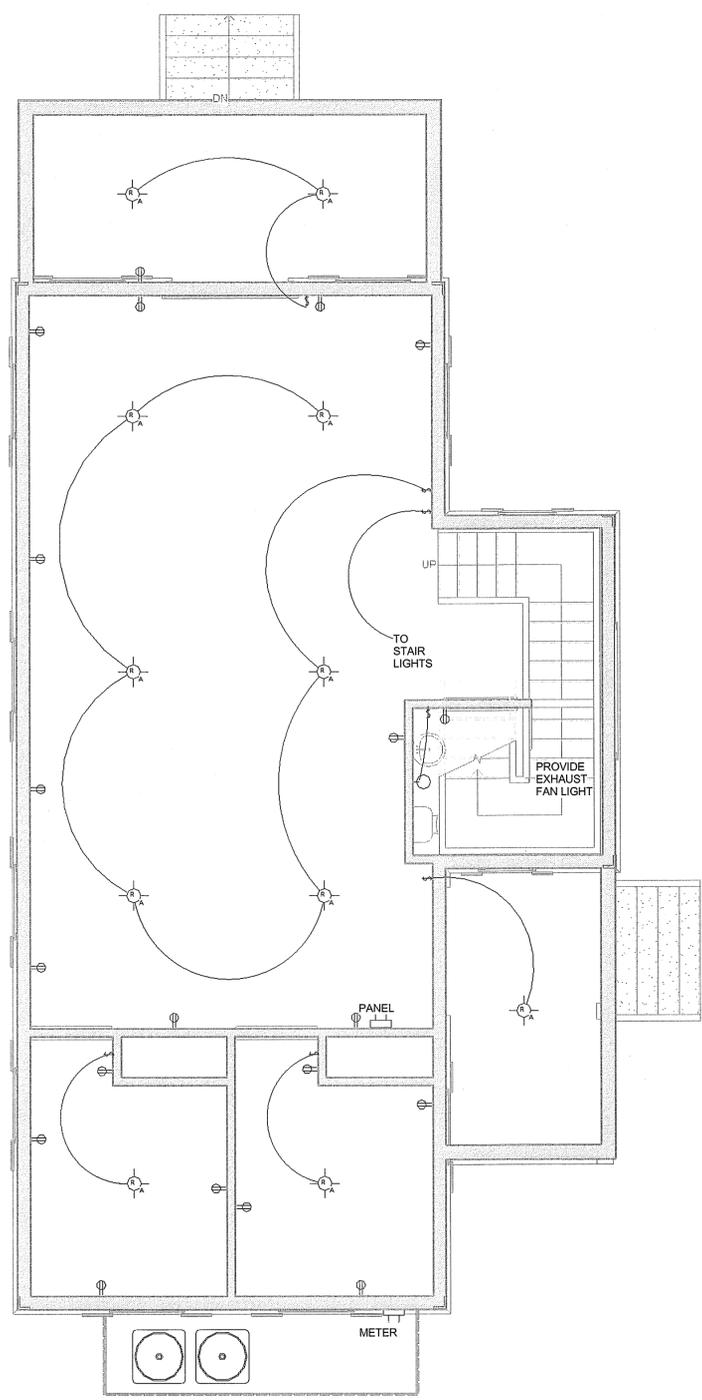
- DUPLEX RECEPTACLE
- QUAD RECEPTACLE
- RECEP. @ COUNTER HEIGHT
- RECEP. 1/2 SWITCHED
- RECEP. GROUND FAULT INSULATED
- RECEP. GF/WEATHER PROOF
- RECEP. WEATHERPROOF
- RECEP. 220 VOLT
- RECEP. FLOOR OUTLET (OWNER TO PROVIDE EXACT LOCATION)
- RECEP. RECESSED

MISC. FIXTURES

- SMOKE DETECTOR (PER CODE)
- GARAGE DOOR OPENER
- TELEPHONE OUTLET @ 1'6" A.F.F.
- TELEPHONE OUTLET WALL MOUNTED
- COMPUTER OUTLET @ 1'6" A.F.F.
- STRUCTURED WIRE OUTLET @ 1'6" A.F.F. ((2)CAT5e, (2)OPTICAL, (2)RG-6 COAX)
- CABLE TV OUTLET
- ELECTRIC PANEL
- ELECTRIC METER
- DOOR BELL BUTTON
- DOOR CHIMES
- EXIT SIGN
- THERMOSTAT
- EXHAUST FAN / FIXTURE
- HEAT/EXHAUST FAN / FIXTURE
- EXHAUST FAN



② Second Floor Electrical
1/4" = 1'-0"



① First Floor Electrical
1/4" = 1'-0"

NOTE: LIGHTING/POWER LAYOUT IS SCHEMATIC.
FINAL PLACEMENT AND FIXTURE COUNT TO BE DETERMINED IN FIELD W/ OWNER/ ARCHITECT

No.	Description	Date
Myers		
Residence		
Electrical		
Project number	2016-003	
Date	2016	
Drawn by	CRE	
Checked by	MAV	
E101		
Scale	As indicated	

GENERAL STRUCTURAL NOTES BUILDING DESIGN

ALL WORK TO CONFORM TO THE REQUIREMENTS OF THE FOLLOWING:

- (A) INTERNATIONAL RESIDENTIAL CODE - 2015 (IRC-2015)
- (B) STANDARD FOR RESIDENTIAL CONSTRUCTION IN HIGH-WIND REGIONS (ICC-600)
- (C) WOOD FRAME CONSTRUCTION MANUAL FOR ONE & TWO FAMILY DWELLINGS (SBCS HIGH-WIND EDITION)

DESIGN CRITERIA

1. FLOOR DEAD LOADS:

PARTITIONS	20 PSF
FIXED EQUIPMENT FINISHES	ACTUAL WEIGHT

2. FLOOR LIVE LOADS:

OFFICE/ASSEMBLY	40 PSF
ATTIC W/ STORAGE	20 PSF
ATTIC W/O STORAGE	10 PSF
DECKS	40 PSF
BALCONIES	60 PSF
GUARDRAILS & HANDRAILS	200#

3. ROOF DEAD LOADS:

ROOFING	2.0 PSF
DECKING	2.0 PSF
INSULATION	6.0 PSF
HANGING & MISC.	9.0 PSF
FRAMING	5.0 PSF
CEILING	5.0 PSF
FIXED EQUIPMENT	ACTUAL WEIGHT

4. ROOF LIVE LOADS:

TRIBUTARY AREA: 0 TO 200 S.F.	LIVE LOADS: 20 PSF
201 TO 600 S.F.	Lr = 20 X R1
	R1 = 1.2 - 0.001A1 (400 SF 16 PSF)
	12 PSF
OVER 600 S.F.	

5. WIND LOADS: (WIND ZONE 1)

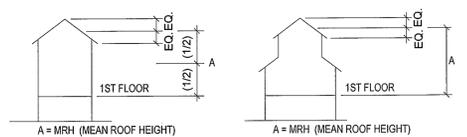
3 SECOND GUST WIND SPEED (FIG. 1609)	V3s = 138 MPH
EQUIVALENT BASIC WIND SPEED (TAB. 1609.3.1)	Vfm = 121 MPH

ROOF NET UPLIFT = 20 PSF (NOT WITHIN 1 MILE OF COASTAL MEAN HIGH WATER LINE)
WIND LOADS PER IBC 2015
WINDOW AND DOOR DP RATINGS PER IBC-2015

WIND ZONE - INLAND 138 MPH (B EXPOSURE) BASIC WIND SPEED - MPH 3 SECOND GUST	WIND ZONE - OCEANFRONT 138 MPH (C EXPOSURE) BASIC WIND SPEED - MPH 3 SECOND GUST
---	---

MRH	ZONE(4)	ZONE(5)	MRH	ZONE(4)	ZONE(5)
15'	DP35	DP45	15'	DP40	DP50
20'	DP35	DP45	20'	DP45	DP55
25'	DP35	DP45	25'	DP45	DP55
30'	DP35	DP45	30'	DP50	DP60
35'	DP35	DP45	35'	DP50	DP60
40'	DP40	DP45	40'	DP50	DP65
45'	DP40	DP50	45'	DP55	DP65
50'	DP40	DP50	50'	DP55	DP65

DESIGN PRESSURE VALUES LISTED IN TABLE ARE POUNDS/SQUARE FOOT (PSF)



6. SEISMIC CRITERIA: (2015 IBC - SECTION 1613)

SITE CLASSIFICATION: SITE CLASS 'D'
AVERAGE "N" VALUES: BETWEEN 15 TO 50
SPECTRAL RESPONSE ACCELERATION:
SITE COEFFICIENT VALUE:
BUILDING DESIGN CATEGORY "C"

Ss = 0.391, S1 = 0.141
Fa = 1.487, Fv = 2.236

STRUCTURAL STUD LEGEND

WALL LOCATION	CEILING HEIGHT	STUD SIZE	O.C. SPACING	OPT. STUD GRADE- (SPF)
EXTERIOR	8'-0"	2 x 4	16"	16"
EXTERIOR	9'-0"	2 x 4	16"	12"
EXTERIOR	10'-0"	2 x 6	16"	
EXTERIOR	12'-0"	2 x 6	12"	
EXTERIOR	14'-0"	2 x 6	12" & DBL @ 36"	
EXTERIOR	16'-0"	2 x 8	16"	
INTERIOR	8'-0"	2 x 4	16"	
INTERIOR	9'-0"	2 x 4	16"	
INTERIOR	10'-0"	2 x 4	16"	
INTERIOR	12'-0"	2 x 6	16"	
INTERIOR	14'-0"	2 x 6	12"	

* STUDS MAY BE USED AT HEIGHTS AND DISTANCES OTHER THAN WHAT IS LISTED ON THIS CHART IF SHOWN ON THESE PLANS.

GENERAL CONSTRUCTION NOTES:

ALL WORK UNDER THIS CONTRACT SHALL CONFORM TO ALL CODES, ORDINANCES, AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION OVER THIS WORK WHETHER SHOWN IN THESE DOCUMENTS OR NOT.

CONTRACTOR SHALL SECURE AND PAY FOR ALL NECESSARY PERMITS AND INSPECTIONS.

CONTRACTOR SHALL SECURE AND PAY FOR ALL INSURANCE CALLED FOR BY LAW AND AS DIRECTED BY FUNDING INSTITUTION. COPIES OF INSURANCE CERTIFICATES SHALL BE FILED WITH THE ARCHITECT.

GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL WORK WITH ALL TRADES INVOLVED.

GENERAL CONTRACTOR SHALL VERIFY ALL ELEVATIONS, DIMENSIONS AND LOCATIONS OF EXISTING FEATURES BEFORE STARTING WORK; NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH IRC 2015 CODE, OSHA, ACI, AISC AND AITC CODES AND REQUIREMENTS AND ALL APPLICABLE STANDARDS.

GENERAL CONTRACTOR SHALL REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND VENDOR DRAWINGS FOR COORDINATION OF EQUIPMENT IN AND/OR BENEATH SLABS.

CONTRACTOR TO PROVIDE ADEQUATE TEMPORARY BRACING FOR STRUCTURE AND ITS INDIVIDUAL MEMBERS SO THAT IT WILL BE STABLE DURING ALL STAGES OF CONSTRUCTION. THE STRUCTURE IS DESIGNED FOR A COMPLETED CONDITION ONLY AND THEREFORE REQUIRES ADDITIONAL TEMPORARY SUPPORTS TO MAINTAIN STABILITY BEFORE COMPLETION. ROOF DECKING AND WALL SHEATHING WILL BE INSTALLED AND ALL JOISTS AND GIRDERS SECURED PRIOR TO TEMPORARY BRACING REMOVAL.

TEMPORARY BRACING DESIGN, INSTALLATION AND MAINTENANCE WILL BE AT ALL TIMES THE RESPONSIBILITY OF THE CONTRACTOR AND/OR ERECTOR. TEMPORARY BRACING IS NOT A DESIGN FUNCTION OF THE STRUCTURAL ENGINEER.

SUBGRADE PREPARATION NOTES:

REFER TO GEOTECHNICAL REPORT FOR SOIL INVESTIGATIONS RESULTS AND SOIL PREPARATION REQUIREMENTS.

PRIOR TO CONSTRUCTION, ALL BUILDING AREA, PLUS APPROX. 5 FEET ON EACH SIDE, SHOULD BE STRIPPED OF ALL VEGETATION, TOP SOIL, ROOT SYSTEMS, ANY EXISTING PAVEMENTS, FOREIGN OBJECTS AND DEBRIS.

SITE DRAINAGE SHOULD BE ESTABLISHED TO PREVENT WATER PONDING WITHIN THE CONSTRUCTION AREA AND TO FACILITATE THE STORM WATER RUN-OFF.

IF NECESSARY, THE SITE DEWATERING WILL BE EMPLOYED UNTIL THE FOUNDATIONS AND UTILITIES ARE IN PLACE. DEWATERING METHODS WILL BE SELECTED BY CONTRACTOR AND APPROVED BY ARCHITECT/ENGINEER.

ANY UTILITIES THAT UNDERLIE THE SITE, SHOULD BE RELOCATED AND THE TRENCHES BACK FILLED WITH APPROVED SUITABLE BACKFILL SOIL. THE BACKFILL SHOULD BE PLACED IN SIX INCHES THICK LIFTS AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM-D-1557.

THE EXPOSED SUBGRADE UNDER FOUNDATIONS AND SLABS WILL BE THEN LEVELED AND COMPACTED.

ALL OF THE EXPOSED SUBGRADE SHOULD BE COMPACTED BY REPEATED PASSES OF A VIBRATORY ROLLER. COMPACTION EFFORT SHOULD CONTINUE UNTIL THE SOIL UNDER FOOTINGS AND SLABS REACHED DENSITY OF 95% IN ACCORDANCE WITH ASTM D-1557 FOR A MINIMUM DEPTH OF 12 INCHES BELOW BOTTOM OF THE FOOTINGS AND SLABS.

ANY AREAS THAT BECOME UNSTABLE BENEATH COMPACTION EQUIPMENT SHOULD BE EXAMINED TO DETERMINE THE CAUSE. IF DUE TO UNSUITABLE SOIL, SUCH AS CLAY OR HIGHLY ORGANIC SOIL, THE AREA SHOULD BE UNDERCUT TO FIRM SOIL AND THE EXCAVATION BACKFILLED WITH APPROVED FILL COMPACTED TO 95% OF ITS DENSITY (IN ACCORDANCE WITH ASTM D-1557). IF THE INSTABILITY IS DUE TO EXCESS MOISTURE IN OTHERWISE ACCEPTABLE SOIL, THE AREA SHALL BE AERATED OR OTHERWISE DRIED AND RECOMPACTED TO THE SPECIFIED DENSITY.

ALL OF THE FILL FOR THIS PROJECT SHOULD CONSIST OF A CLEAN, FREE DRAINING SAND WITH A MAXIMUM OF 15% FINES. THE FILL WILL BE FREE OF ROOTS, CLAY LUMPS AND ANY DEBRIS. ALL OF THE FILL FOR THIS PROJECT WILL BE PLACED IN 12 INCH THICK LOOSE LIFTS AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM-D-1557.

THE DESIGN SOIL BEARING PRESSURE IS PSF 1500.

CAST IN PLACE CONCRETE, FOUNDATIONS AND FLOOR SLAB NOTES:

ALL CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI IN 28 DAYS, UNLESS NOTED OTHERWISE. ALL CONCRETE SHALL BE PLACED IN ACCORDANCE WITH ACI 318.

MIXING AND PLACING OF CONCRETE SHALL BE PROVIDED WITH CONSIDERATION TO WEATHER CONDITIONS AT THE TIME OF CONSTRUCTION. FOR COLD WEATHER IN ACCORDANCE WITH ACI 306; FOR HOT WEATHER IN ACCORDANCE WITH ACI 305.

CURING METHODS SHALL BE SELECTED BY CONTRACTOR AND ARCHITECT/ENGINEER APPROVED TO SUIT WEATHER CONDITIONS AT THE TIME OF CONSTRUCTION.

WEATHER CONDITIONS SHALL NOT BE ACCEPTED AS A VALID REASON FOR INCORRECT OR OTHERWISE POOR QUALITY OF CONCRETE OR CONCRETE SURFACES.

CONCRETE FINISHES SHALL BE SELECTED TO ACCOMMODATE FLOOR COVERINGS. SCRATCHED FINISH FOR SURFACES INTENDED TO RECEIVE BOND APPLIED CEMENTIOUS APPLICATIONS. TROWELED FINISH FOR EXPOSED INTERIOR SURFACES. NONSLIP, LIGHT BROOM FINISH FOR EXTERIOR EXPOSED SURFACES.

ALL FINISHES SHALL BE MINIMUM CLASS B TOLERANCES, EXCEPT FOR EXPOSED CONCRETE SURFACES WHICH SHALL MEET CLASS A REQUIREMENTS IN ACCORDANCE WITH ACI 301.

GENERAL CONTRACTOR SHALL INVESTIGATE ACTUAL LOCATIONS OF UNDERGROUND LINES AND UTILITIES BEFORE EXCAVATING. ALL EXCAVATIONS NEAR THESE LINES SHALL BE CARRIED OUT WITH EXTREME CAUTION.

CAST IN PLACE CONCRETE, FOUNDATIONS AND FLOOR SLAB NOTES (CONTINUED):

UNLESS OTHERWISE NOTED, ALL DETAILING, FABRICATION AND PLACING OF REINFORCING STEEL SHALL CONFORM TO THE MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES ACI SP-66, LATEST EDITION.

ALL BAR SPLICES SHALL BE CLASS C TENSION LAP SPLICES, UNLESS OTHERWISE SHOWN. PROVIDE STD. CORNER BARS AT ALL CORNERS.

PROVIDE MINIMUM OF 3" OF CONCRETE COVER FOR REINFORCING STEEL WHEN THE CONCRETE IS PLACED DIRECTLY AGAINST GROUND.

WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.

WELDED WIRE FABRIC REINFORCEMENT MUST LAP ONE FULL MESH AT SIDE AND END LAPS AND BE WIRED TOGETHER.

ALL SLAB AND FOUNDATION REINFORCEMENT SHALL BE TIED IN PLACE PRIOR TO PLACING CONCRETE.

HOLD UP REINFORCING WITH TYPICAL STANDARD CHAIRS.

REINFORCEMENT SHOWN SHALL BE USED AS DETAILING GUIDE. PROVIDE RE-BARS AS REQUIRED TO SUIT SPECIAL CONDITIONS.

CONTRACTOR SHALL COORDINATE EXACT ANCHOR BOLT LOCATIONS AND LAYOUT WITH BUILDING CODE REQUIREMENTS AND THESE DRAWINGS

FLOOR JOINTS SHALL BE LOCATED AS RECOMMENDED BY ACI 318. CONSTRUCTION JOINTS SHALL BE LOCATED AS REQUIRED FOR WORK SEQUENCE.

WALLS, FLOORS AND ROOF FRAMING GENERAL NOTES:

COORDINATE LAYOUT OF FRAMING MEMBERS WITH ALL TRADES TO INSURE THAT JOISTS, RAFTERS AND PLATES ARE NOT EXTENSIVELY NOTCHED, CUT OR BORED. REFER TO IRC 2015 CODE, ICC-600 AND AITC MANUAL FOR ALLOWABLE CUTTING NOTCHING AND BORING OF FRAMING MEMBERS. TRUSSES SHALL NOT BE CUT, NOTCHED OR BORED WITHOUT ARCHITECT'S APPROVAL.

THE ENGINEERING OF FRAMING MEMBERS IS BASED ON # 2 SPRUCE OR #2 S.Y.P. FB = 1200 PSI, E = 1,200,000 PSI. SUBSTITUTION MUST BE APPROVED BY THE ARCHITECT BEFORE USING.

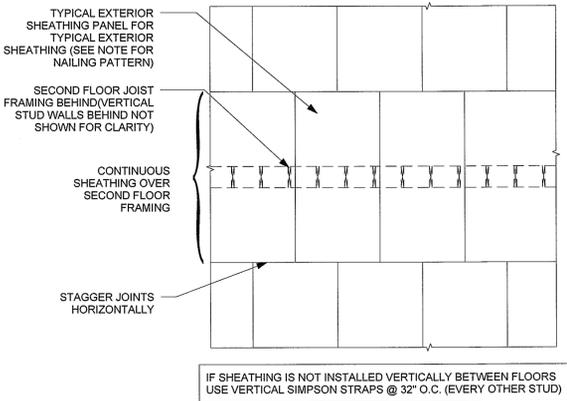
ALL CONNECTION STEEL ANGLES, PLATES AND BOLTS AT MASONRY WALLS SHALL BE HOT DIP GALVANIZED IN ACCORDANCE WITH ASTM A-153.

ALL LUMBER IN CONTACT WITH CONCRETE, MASONRY, GROUND OR OTHERWISE NOTED ON THE DRAWINGS WILL BE PRESSURE TREATED IN ACCORDANCE WITH AWP/ STANDARD LP-2.

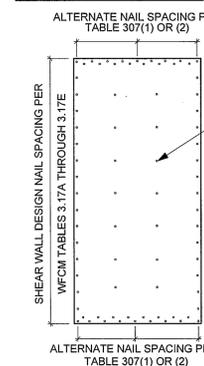
ALL PLYWOOD SHEATHING WILL BEAR THE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION AND WILL MEET THE REQUIREMENTS OF PS1-83 OR APA PRP-108. ALL PANELS PERMANENTLY EXPOSED TO THE WEATHER WILL BE CLASSIFIED "EXTERIOR". APPLICATION WILL BE IN ACCORDANCE WITH RECOMMENDATIONS PLYWOOD ASSOCIATION. ALL OSB BOARD SHEATHING WILL BE "EXTERIOR GRADE" EXCEPT ON INTERIOR WALLS.

WALL AND ROOF SHEATHING WILL BE NAILED WITH 8D NAILS (TWISTED SHANK) 3" O.C. AROUND EDGES AND 6" O.C. IN FIELD.

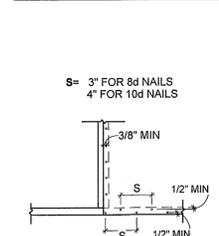
TYPICAL SHEATHING INSTALLATION PATTERN FOR SHEAR BETWEEN FLOORS



NAIL SPACING PER ICC 600



DOUBLE EDGE NAIL SPACING



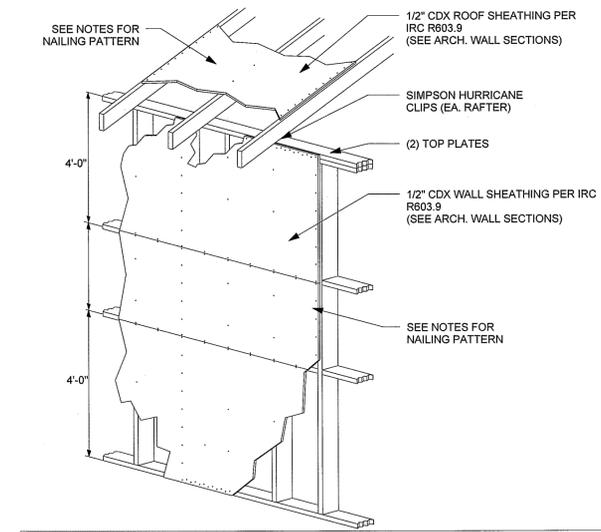
SHEET LIST	
SHEET NUMBER	SHEET NAME
S1.0	GENERAL NOTES
S1.1	FOUNDATION PLAN
S2.0	SECTION DETAILS

SOIL BEARING PRESSURE ASSUMED AT 1500 P.S.F. OWNER DID NOT FURNISH TESTS TO ESTABLISH S.B.P. OWNER ASSUMES ANY AND ALL RESPONSIBILITY FOR ANY & ALL FOUNDATION SETTLEMENT AND HOLDS HARMLESS ENGINEER.

NAILING SCHEDULE

(PER ICC-600) (APPLIES UNLESS NOTED OTHERWISE ON DRAWINGS)		
CONNECTION	FASTENER	NUMBERS OR SPACING
JOIST TO BAND JOIST, FACE NAIL	16D COMMON	3
JOIST TO SILL OR GIRDER, TOENAIL	8D COMMON	3
BRIDGING TO JOIST, TOENAIL EACH END	8D COMMON	2
LEDGER STRIP	16D COMMON	3 @ EACH JOIST
1x6 OR LESS SUB FLOOR TO EACH JOIST, FACE NAIL	8D COMMON	2
OVER 1x6 SUB FLOOR TO EACH JOIST, FACE NAIL	8D COMMON	3
2" SUB FLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	16D COMMON	2
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16D COMMON	16" O.C.
TOP OR SOLE PLATE TO STUD, END NAIL	16D COMMON	2
STUD TO SOLE PLATE, TOE NAIL	8D COMMON	4
DOUBLE STUDS, FACE NAIL	10D COMMON	24" O.C.
DOUBLE TOP PLATES, FACE NAIL	10D COMMON	16" O.C.
TOP PLATES, LAP AND INTERSECTIONS FACE NAIL	-	2-16D OR 3-10D COMMON
CONTINUOUS HEADER, TWO PIECES	16D COMMON	16" O.C. ALONG EACH EDGE
CEILING JOIST TO PLATE, TOENAIL	8D COMMON	3
CONTINUOUS HEADER TO STUD, TOE NAIL	8D COMMON	3
CEILING JOIST, LAPS OVER PARTITIONS, FACE NAIL	-	3-16D OR 4-10D COMMON
CEILING JOIST TO PARALLEL RAFTERS, FACE NAIL	-	3-16D OR 4-10D COMMON
RAFTER TO PLATE, TOENAIL	8D COMMON	3
1" BRACE TO EACH STUD AND PLATE, FACE NAIL	8D COMMON	2
1x8 OR LESS SHEATHING TO EACH BEARING, FACE NAIL	8D COMMON	2
BUILT-UP CORNER STUDS	16D COMMON	3
BUILT-UP GIRDERS AND BEAMS, OF THREE MEMBERS	20D COMMON	24" O.C.
STUDS TO SOLE PLATE, END NAIL	16D COMMON	16D COMMON

SHEATHING NAILING PATTERN



NOTE: WALL AND ROOF SHEATHING WILL BE NAILED WITH 8d NAILS 3" O.C. AROUND EDGES AND 6" O.C. IN FIELD OR WALL AND ROOF SHEATHING WILL BE NAILED WITH 10d NAILS 4" O.C. AROUND EDGES AND 12" O.C. IN FIELD PROVIDE SHEATHING SPLICES OVER BLOCKING OR FRAMING (THE SHEATHING MAY BE PLACED EITHER HORIZONTALLY OR VERTICALLY)

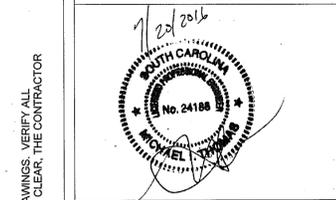
NAILED IN ANY SINGLE ROW SHALL NOT BE SPACED CLOSER THAN 3" O.C.

EXTERIOR WINDOW AND DOOR PROTECTION

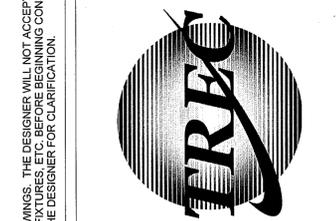
WINDOWS, GLASS DOORS & SKYLIGHTS SHALL BE APPROVED AND INSTALLED TO COMPLY WITH BOTH NEGATIVE AND POSITIVE PRESSURES AS REQUIRED BY ICC-600. DOCUMENTATION OF COMPLIANCE SHALL BE AVAILABLE ON SITE FOR EACH WINDOW, DOOR OR SKYLIGHT AT THE FRAMING INSPECTION. (ICC-600)

ALL GAZING IN DOORS, WINDOWS, OR SKYLIGHTS SHALL BE TESTED FOR 'LARGE MISSILE IMPACT RESISTANCE' AS NOTED BELOW. OPTION: PROVIDE WOOD STRUCTURAL PANELS FOR EACH OPENING. PANELS WILL HAVE A MINIMUM THICKNESS OF 7/16 INCHES AND A MAXIMUM SPAN OF 8'. PANELS MUST BE PRECUT TO SIZE, AND ATTACHMENT HARDWARE PROVIDED, (3" LONG, 1/4" DIAMETER SIMPSON SCREWS AT 12" O.C. AT PERIMETER OF PANEL). EACH PANEL SHALL BE NUMBERED OR MARKED TO INDICATE WHICH WINDOW IT SHALL BE INSTALLED OVER, (IBC 301.2.1.2 AND (ICC-600))

THE DOOR AND WINDOW UNITS WILL HAVE MIN. 5/16" LAMINATED GLASS IN COMPLIANCE WITH AAMA 101/I.S.2.97 TESTING SPECIFICATIONS AND LARGE MISSILE RESISTANCE IN ACCORDANCE WITH ASTM E1886/E1996, UNLESS PROTECTED WITH WOOD STRUCTURAL PANELS FASTENED IN ACCORDANCE WITH THE FOLLOWING DETAILS



Thomas & Reel
Engineering Consultants, Inc.
trec | STRUCTURAL | MEP | FORENSICS
www.thomasreel.com
912-920-0950
9000 WHITE BLUFF RD., SUITE 306, SAVANNAH GEORGIA 31406
PO BOX 5866 SAVANNAH, GEORGIA 31406



MYERS RESIDENCE
LOT 26 BLUE CRAB STREET,
BLUFFTON, SOUTH CAROLINA
VACCARO ARCHITECTURE INC.
GENERAL NOTES

REVISIONS		
MARK	DATE	DESCRIPTION

TREC No.	1504-1492-19
Date Printed	7/20/2016 11:22:47 AM
Date Issued	06/03/2016
Designed By	RP
Checked by	DR/CR
Approved by	MT

S1.0
1/4" = 1'-0"

GENERAL NOTES

ISSUE FOR CONSTRUCTION
DO NOT REPRODUCE WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THOMAS & REEL ENGINEERING CONSULTANTS, INC.
COPYRIGHT © 2009 THOMAS-REEL ENGINEERING CONSULTANTS, INC.

DO NOT SCALE THE DRAWINGS. THE DESIGNER WILL NOT ACCEPT RESPONSIBILITY FOR CONSTRUCTION ERRORS DUE TO SCALING OF THE DRAWINGS. VERIFY ALL DIMENSIONS, FINISHES, FIXTURES, ETC. BEFORE BEGINNING CONSTRUCTION. IF DIMENSIONS OR DETAILS ARE OMITTED, INCORRECT, OR NOT CLEAR, THE CONTRACTOR SHALL CONSULT WITH THE DESIGNER FOR CLARIFICATION.



Thomas & Reel
 Engineering Consultants, Inc.
 trec | STRUCTURAL | MEP | FORENSICS
 www.thomasreel.com
912-920-0950
 9000 WHITE BLUFF RD., SUITE 306, SAVANNAH GEORGIA 31406
 PO BOX 15806 SAVANNAH, GEORGIA 31406



DO NOT SCALE THE DRAWINGS. THE DESIGNER WILL NOT ACCEPT RESPONSIBILITY FOR CONSTRUCTION ERRORS DUE TO SCALING OF THE DRAWINGS. VERIFY ALL DIMENSIONS, FINISHES, FIXTURES, ETC. BEFORE BEGINNING CONSTRUCTION. IF DIMENSIONS OR DETAILS ARE OMITTED, INCORRECT, OR NOT CLEAR, THE CONTRACTOR SHALL CONSULT WITH THE DESIGNER FOR CLARIFICATION.

DO NOT REPRODUCE WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THOMAS & REEL ENGINEERING CONSULTANTS, INC.

ISSUE FOR CONSTRUCTION
 COPYRIGHT © 2009 THOMAS-REEL ENGINEERING CONSULTANTS, INC.

MYERS RESIDENCE
 LOT 26 BLUE CRAB STREET,
 BLUFFTON, SOUTH CAROLINA
VACCARO ARCHITECTURE INC.
 FOUNDATION PLAN

REVISIONS		
MARK	DATE	DESCRIPTION

TREC No.	1504-1492-19
Date Printed	7/20/2016 11:22:48 AM
Date Issued	06/03/2016
Designed By	RP
Checked by	DR/CR
Approved by	MT

S1.1
 As indicated
 FOUNDATION PLAN

VAPOR BARRIER NOTE
 INSTALL 6 MIL VAPOR BARRIER IN CRAWL SPACE. ALL SEAMS MUST BE TAPED AND SEALED PROPERLY. VAPOR BARRIER MUST EXTEND AT LEAST 12" UP EACH PIER AND STEM WALL.

- CONCRETE NOTES**
- ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
 - ALL CONCRETE WORK SHOULD BE IN ACCORDANCE WITH ACI 318 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE.
 - ALL REINFORCING STEEL TO BE NEW DOMESTIC DEFORMED BILLET STEEL CONFORMING TO ASTM A-615 GRADE 60 EXCEPT THAT TIES MAY BE DOMESTIC STEEL CONFORMING TO ASTM A-615 GRADE 60.
 - WELDED WIRE FABRIC SHALL CONFORM TO A-185. POLYPROPYLENE FIBERMESH OR FIBER STRANDS MAY BE SUBSTITUTED FOR WELDED WIRE FOR NON STRUCTURAL SLAB REINFORCEMENT.
 - CONTRACTOR SHALL VERIFY LOCATIONS OF ALL OPENINGS, SLEEVES, ANCHOR BOLTS, INSERTS, ETC. AS REQUIRED BY OTHER TRADES BEFORE CONCRETE IS PLACED. NO SLEEVES, OPENINGS OR INSERTS MAY BE PLACED IN BEAMS OR SLABS UNLESS APPROVED BY THE ENGINEER AND SHOWN ON SHOP DRAWINGS.
 - ALL REINFORCING DETAILS TO CONFORM TO "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES, ACI 315," UNLESS DETAILED OTHERWISE ON STRUCTURAL DRAWINGS.
 - PROVIDE SPACERS, CHAIRS, BOLTERS, ETC. AS REQUIRED TO ASSEMBLE, PLACE AND SUPPORT ALL REINFORCING IN PLAN.
 - PROVIDE CORNER BARS FOR ALL FOOTINGS, ALL FOOTING DOWEL BARS SHALL HAVE A STANDARD 90 DEGREE HOOK AND SHALL BE EMBEDDED 5" INTO INTERIOR FOOTINGS AND A MINIMUM OF 7" INTO ALL OTHERS. DOWEL BARS LAP VERTICAL WALL REINFORCEMENT A MINIMUM OF 25".
 - ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED.
 - SOIL UNDER SLAB TO BE PRETREATED FOR TERMITES AS PER THE 2012 INTERNATIONAL BUILDING CODE.
 - ALL FOOTINGS TO BE DESIGNED FOR AN ASSUMED SOIL PRESSURE OF 2000 P.S.F. OWNER & CONTRACTOR TO HAVE SOIL PRESSURE VERIFIED AND IF CONTACT PRESSURE IS LESS THAN 2000 P.S.F. FOUNDATION SHALL BE REDESIGNED. COMPACT FILL SOIL TO 95% STANDARD PROCTOR DENSITY DOWN TO 2'-0" BELOW ALL SLABS & FOOTINGS.
 - PLUMBING WASTE PIPE PENETRATING FOOTING SHALL BE CAST IRON OR SCH 40 PVC. GROUT WORK AS PER ASTM C476.13. MASONRY WORK AS PER ACI 530.1-02

- STRUCTURAL STEEL COMPONENTS FASTENERS & TIE DOWNS**
- SHAPES, ANGLES, CHANNELS: ASTM A 36 Fy = 36 KSI ROUND AND SQUARE METAL PIPE: ASTM A 53 GRADE B Fy = 36 KSI; SQUARE METAL TUBING: ASTM A 500, GRADE B Fy = 36 KSI
 - FASTENERS AND TIE DOWNS SHALL CONSIST OF BUT ARE NOT LIMITED TO:
 HIGH STRENGTH BOLTS: ASTM A325
 MACHINE BOLTS: GALVANIZED ASTM A 307
 - SHEET METAL ACCESSORIES SHALL CONFORM TO: ASTM A446 OR ASTM A 526 Fy = 33 KSI WITH G90 GALVANIZED COATING IN ACCORDANCE WITH ASTM A 525.
 - NAILS SHALL CONSIST OF RING SHANK NAILS WITH MINIMUM DIAMETER AS FOLLOWS:
 8D = .131", 10D = .148", 16D = .162"
 - ALL FASTENERS AND TIE DOWNS EMBEDDED IN CONCRETE OR USED IN AN EXTERIOR APPLICATION ARE TO RECEIVE AN ANTI-CORROSIVE COATING PRIOR TO INSTALLATION.
 - ALL FASTENERS AND TIE DOWNS ARE TO PROVIDE THE UPLIFT CAPACITY CALLED FOR IN THE PLANS AS A MINIMUM.
 - ALL FASTENER TIE DOWNS, BEAM HANGERS, JOIST HANGERS, AND FLOOR TRUSS STRAPPING ARE TO BE INSTALLED IN ACCORDANCE WITH THE PLANS AND MANUFACTURER'S SPECIFICATIONS.
 - CONCRETE EMBEDDED "J" BOLTS USED FOR UPLIFT ARE TO BE WET SET PRIOR TO INITIAL SET OF THE CONCRETE SPACING AND ALIGNMENT ARE TO BE IN ACCORDANCE WITH THE DESIGN PLANS.
 - CONCRETE EMBEDDED TIE DOWNS USED FOR TRUSS AND WALL UPLIFT ARE TO BE PLACED AROUND EMBEDDED REINFORCING PRIOR TO PLACING GROUT/CONCRETE.
 - FASTENERS ARE TO BE GALVANIZED ROOFING NAILS WITH A MINIMUM OF 12 GAUGE SHANK AND A MINIMUM 3/8" DIA. HEAD.
 - FASTENERS ARE TO BE LONG ENOUGH TO PENETRATE THE SHINGLES AND STILL PROTRUDE AT LEAST 3/4" INTO OR THROUGH THE ROOF SHEATHING, USE 1" NAILS MIN.

FOUNDATION DESIGN ASSUMPTIONS
 THE FOUNDATION SHALL BE PLACED ON UNDISTURBED SOIL OR ROCK WITH A BEARING CAPACITY WITH A SAFE WORKING ZONE DESIGNATED BY GEOTECHNICAL ENGINEER. IF PORTIONS OF THE SLAB OR FOUNDATION IS ON PREPARED FILL, A REGISTERED GEOTECHNICAL ENGINEER SHALL VERIFY SUITABILITY OF THE FILL FOR USE AND ITS FOUNDATION BEARING CAPACITY, THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE CONDITIONS OF THE SOIL AND/OR SITE LOCATION PRIOR TO COMMENCING WORK AND NOTIFYING THE ENGINEER OF ANY DISCREPANCIES IN THIS DESIGN IMMEDIATELY.

SOIL BEARING CAPACITY
 SOIL BEARING PRESSURE ASSUMED AT 1500 PSF OWNER DID NOT FURNISH TESTS TO ESTABLISH S.B.P. OWNER ASSUMES ANY AND ALL RESPONSIBILITY FOR ANY AND ALL FOUNDATION SETTLEMENT AND HOLD HARMLESS ENGINEER.

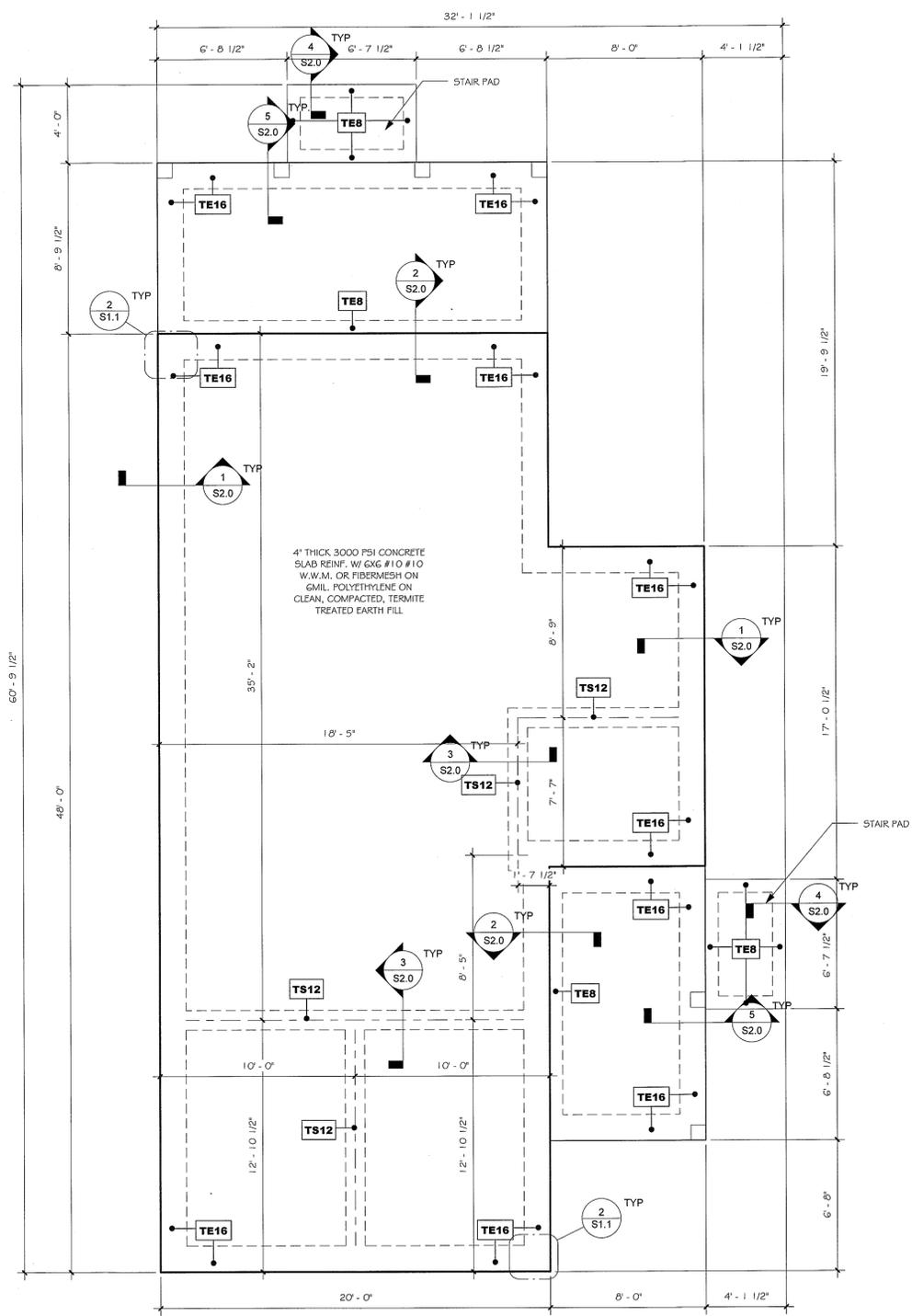
ENTRY STEP NOTE
 GENERAL CONTRACTOR SHALL DETERMINE IN-FIELD THE LOCATIONS AND PLACEMENT OF ENTRY STAIR AND LANDINGS AS PER SITE CONDITIONS. THESE STAIRS AND LANDINGS SHALL COMPLY WITH THE IRC 2012.

DIMENSION NOTE
 SEE ARCHITECTURAL PACKAGE FOR DIMENSIONS AND FINISH FLOOR ELEVATIONS NOT SHOWN HEREIN.

FRAMING SYSTEM NOTE
 ALL FRAMING SYSTEMS ARE TO BE DESIGNED BY OTHER AND SUBMITTED FOR REVIEW BY ENGINEER UTILIZING U480 DEFLECTION CRITERIA.

CONTROL JOINT NOTE
 FOR A 4" THICK SLAB, JOINTS SHOULD BE SPACED 8-12 FEET APART AND CUT 1" DEEP.

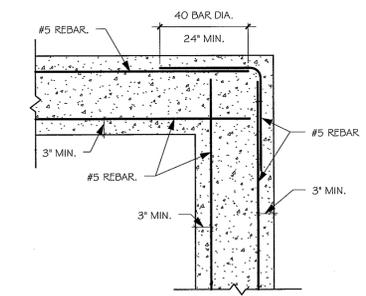
- MISCELLANEOUS NOTES**
- ALL EXTERIOR WALLS TO BE SHEAR WALLS WITH NAILING PATTERN: 1/2" CDX PLYWOOD W/ 3" MIN. CLEARANCE AT EDGE.
 - INSTALL SIMPSON (1) H10A OR (2) H2.5 @ EACH RAFTER TO TOP PLATE
 - CONTRACTOR TO PROVIDE ADEQUATE TEMPORARY BRACING FOR STRUCTURE AND ITS INDIVIDUAL MEMBERS THAT WILL BE STABLE DURING ALL STAGES OF CONSTRUCTION. THIS STRUCTURE IS DESIGN FOR A COMPLETE CONDITION ONLY AND THEREFORE REQUIRES ADDITIONAL TEMPORARY SUPPORTS TO MAINTAIN STABILITY DURING CONSTRUCTION.



1 FOUNDATION PLAN
 1/4" = 1'-0"

STRUCTURAL FOUNDATION SCHEDULE			
DESIGNATION	SIZE	REINFORCEMENT	REFERENCE
TE8	8" W X 12" D (MIN.)	(1) #5 CONT. @ BOTTOM	4/S2.0
TE16	16" W X DEPTH	(2) #5% REBAR CONT. @ BOTTOM W/ (1) #5 CROSSED @ 32" O.C.	1/S2.0
TS12	12" W X 12" D (MIN.)	(2) #5% REBAR CONT. @ BOTTOM	3/S2.0

NOTE:
 SEE ARCHITECTURAL DRAWINGS FOR DIMENSION(S) AND CONDITION(S) NOT SHOWN HEREIN.



2 CONTINUOUS FOOTING @ CORNERS
 N.T.S.



Thomas & Reel
 Engineering Consultants, Inc.
 trec | STRUCTURAL | MEP | FORENSICS
 www.thomasreel.com
 912-920-0950
 9100 WHITE BLUFF RD, SUITE 306, SAVANNAH GEORGIA 31406
 PO BOX 15818 SAVANNAH, GEORGIA 31416



MYERS RESIDENCE
 LOT 26 BLUE CRAB STREET,
 BLUFFTON, SOUTH CAROLINA
VACCARO ARCHITECTURE INC.
 SECTION DETAILS

REVISIONS

MARK	DATE	DESCRIPTION

TREC No. 1504-1492-19

Date Printed 7/20/2016 11:22:50 AM

Date Issued 06/03/2016

Designed By RP

Checked by CR/DR

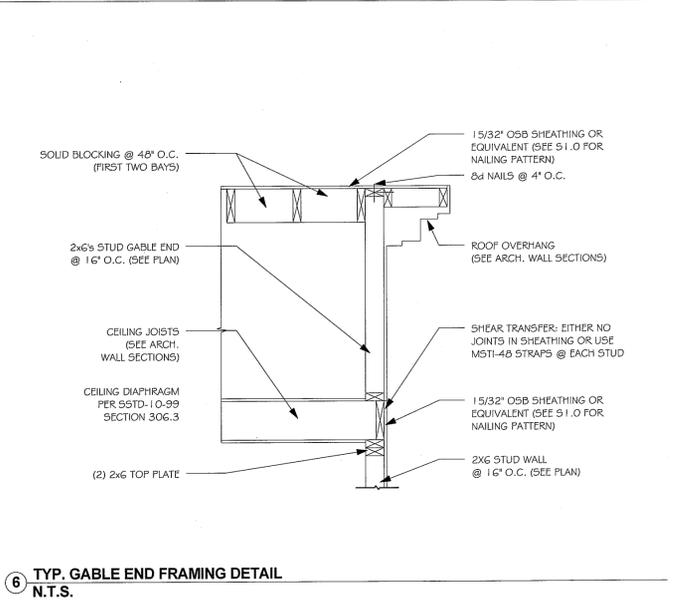
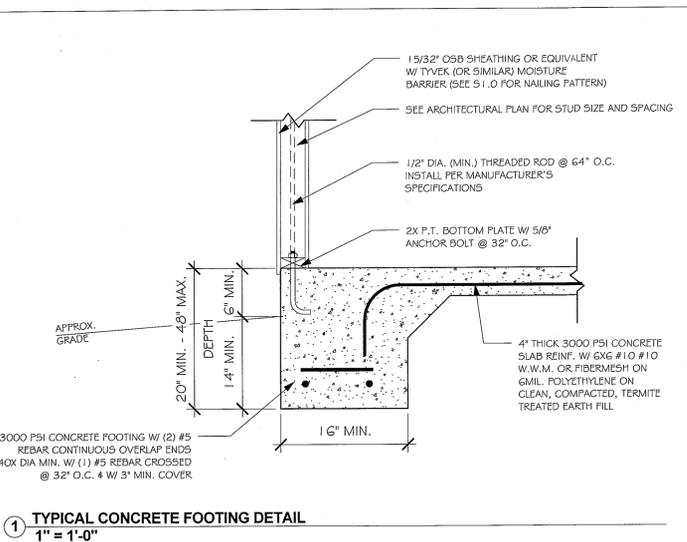
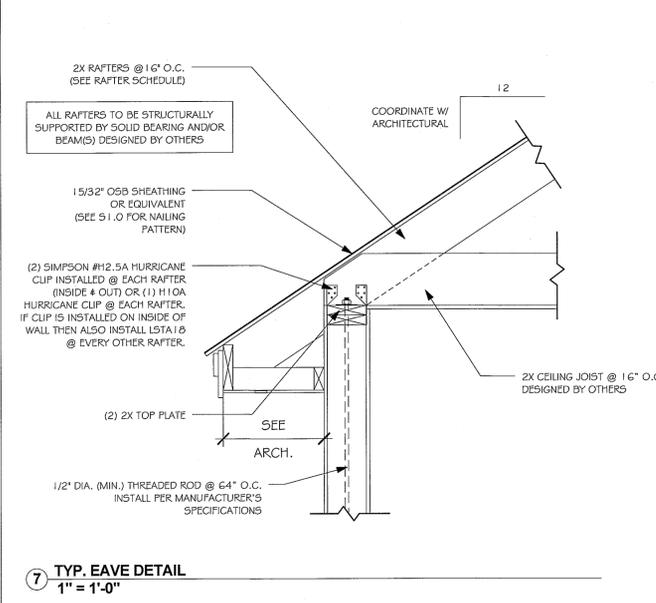
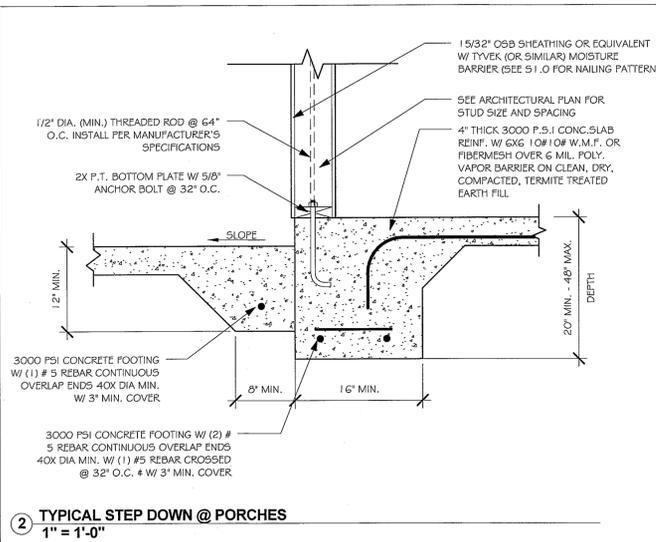
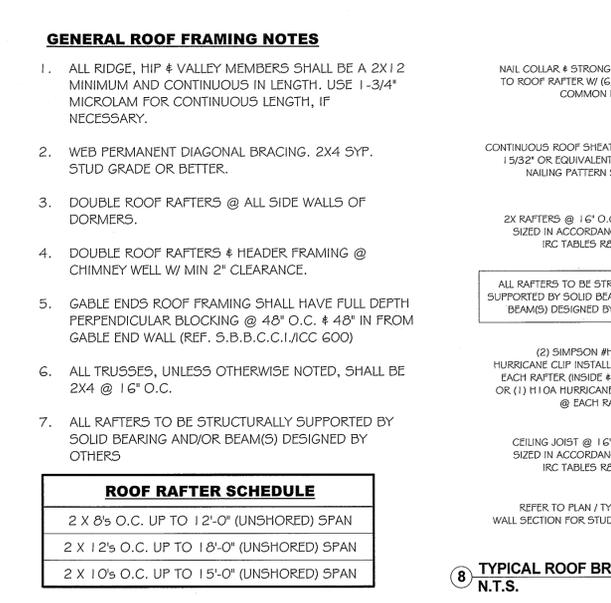
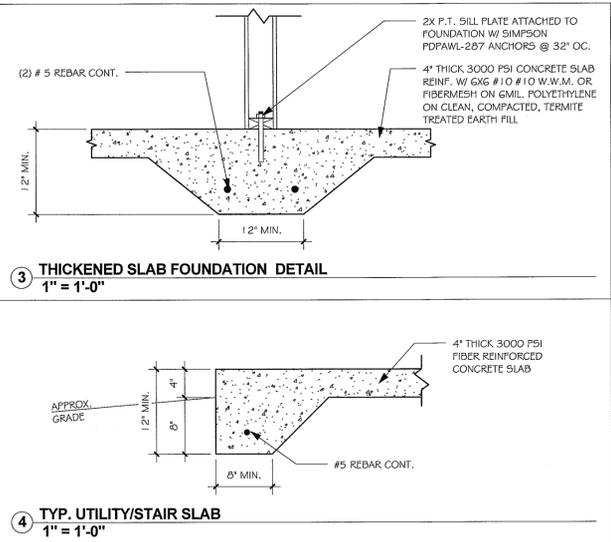
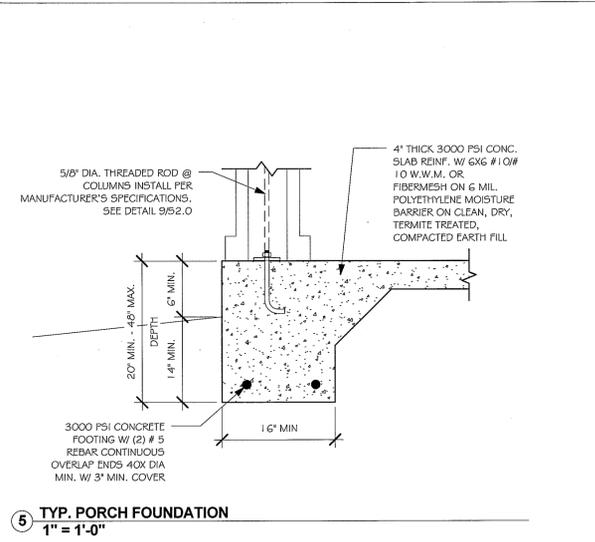
Approved by MT

S2.0
 As indicated

SECTION DETAILS

DO NOT SCALE THE DRAWINGS. THE DESIGNER WILL NOT ACCEPT RESPONSIBILITY FOR CONSTRUCTION ERRORS DUE TO SCALING OF THE DRAWINGS. VERIFY ALL DIMENSIONS, FINISHES, FIXTURES, ETC. BEFORE BEGINNING CONSTRUCTION. IF DIMENSIONS OR DETAILS ARE OMITTED, INCORRECT, OR NOT CLEAR, THE CONTRACTOR SHALL CONSULT WITH THE DESIGNER FOR CLARIFICATION.

ISSUE FOR CONSTRUCTION
 COPYRIGHT © 2009
 THOMAS-REEL ENGINEERING CONSULTANTS, INC.

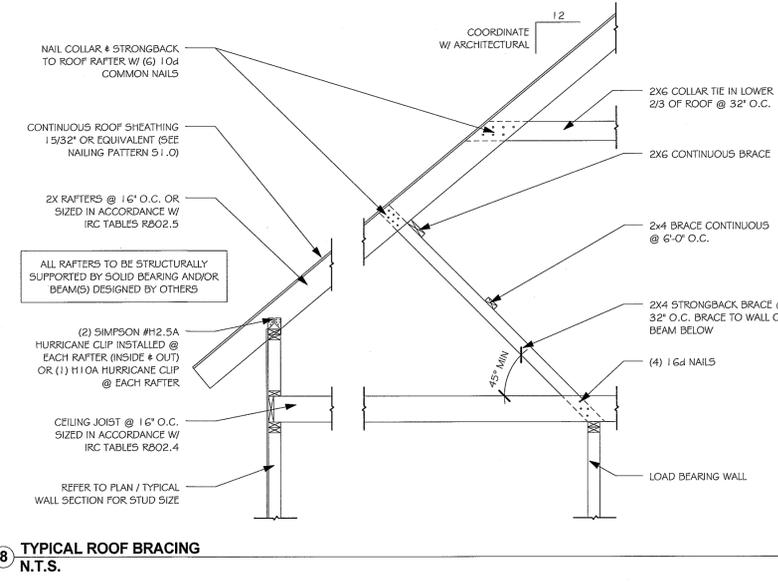


GENERAL ROOF FRAMING NOTES

- ALL RIDGE, HIP & VALLEY MEMBERS SHALL BE A 2X12 MINIMUM AND CONTINUOUS IN LENGTH. USE 1-3/4" MICROLAM FOR CONTINUOUS LENGTH, IF NECESSARY.
- WEB PERMANENT DIAGONAL BRACING. 2X4 SYP. STUD GRADE OR BETTER.
- DOUBLE ROOF RAFTERS @ ALL SIDE WALLS OF DORMERS.
- DOUBLE ROOF RAFTERS & HEADER FRAMING @ CHIMNEY WELL W/ MIN 2" CLEARANCE.
- GABLE ENDS ROOF FRAMING SHALL HAVE FULL DEPTH PERPENDICULAR BLOCKING @ 48" O.C. & 48" IN FROM GABLE END WALL (REF. S.B.B.C.C.I./ICC 600)
- ALL TRUSSES, UNLESS OTHERWISE NOTED, SHALL BE 2X4 @ 16" O.C.
- ALL RAFTERS TO BE STRUCTURALLY SUPPORTED BY SOLID BEARING AND/OR BEAM(S) DESIGNED BY OTHERS

ROOF RAFTER SCHEDULE

2 X 8's O.C. UP TO 12'-0" (UNSHORED) SPAN
2 X 12's O.C. UP TO 18'-0" (UNSHORED) SPAN
2 X 10's O.C. UP TO 15'-0" (UNSHORED) SPAN



HEADERS IN LOAD BEARING WALLS

138 MPH EXPOSURE B WIND ZONE

REQUIREMENT AT EACH END OF HEADER

HEADER SPAN (FT)	MINIMUM HEADER SIZE	NUMBER OF FULL HEIGHT STUDS	UPLIFT (LB)	LATERAL (LB)
2	(2) 2X4	1	364 lb	157 lb
3	(2) 2X4	2	546 lb	236 lb
4	(2) 2X6	2	728 lb	314 lb
5	(2) 2X8	3	910 lb	393 lb
6	(2) 2X8	3	1092 lb	471 lb
7	(2) 2X10	3	1274 lb	550 lb
8	(2) 2X10	3	1456 lb	626 lb
9	(2) 2X12	3	1638 lb	707 lb
10	(3) 2X12	4	1820 lb	785 lb

HEADERS IN NON-LOAD BEARING WALLS & WINDOW SILL PLATES

138 MPH EXPOSURE B WIND ZONE

FOR NON-LOAD BEARING WALLS AND WINDOW SILL PLATES, (2) 2X4 (FLAT) CAN BE SUBSTITUTED FOR (1) 2X6

REQUIREMENT AT EACH END OF HEADER

HEADER SPAN (FT)	MINIMUM HEADER SIZE	NUMBER OF FULL HEIGHT STUDS	UPLIFT (LB)	LATERAL (LB)
2	(2) 2 X 4 (FLAT)	1	60 lb	157 lb
3	(2) 2 X 4 (FLAT)	2	90 lb	236 lb
4	(2) 2 X 6	2	120 lb	314 lb
5	(2) 2 X 6	3	150 lb	393 lb
6	(2) 2 X 6	3	180 lb	471 lb
7	(2) 2 X 6	3	210 lb	550 lb
8	(2) 2 X 6	3	240 lb	628 lb
9	(2) 2 X 6	3	270 lb	707 lb
10	(2) 2 X 6	3	300 lb	785 lb
11	(2) 2 X 6	4	330 lb	864 lb

FULL HEIGHT STUDS

FULL HEIGHT STUDS SHALL MEET THE SAME REQUIREMENTS AS EXTERIOR WALL STUDS PER SEC. 4; TABLE 5 OF THE WOOD FRAME CONSTRUCTION MANUAL (140 MPH - EXPOSURE 'B'). THE MINIMUM NUMBER OF FULL HEIGHT STUDS AT EACH END OF THE HEADER SHALL NOT BE LESS THAN HALF THE NUMBER OF STUDS REPLACED BY THE OPENING, IN ACCORDANCE WITH THE WOOD FRAME CONSTRUCTION MANUAL, SECTION 4.2; TABLE 9. FULL HEIGHT STUDS SHALL BE PERMITTED TO REPLACE AN EQUIVALENT NUMBER OF JACK STUDS, WHEN ADEQUATE GRAVITY CONNECTIONS ARE PROVIDED.

WINDOW SILL PLATES

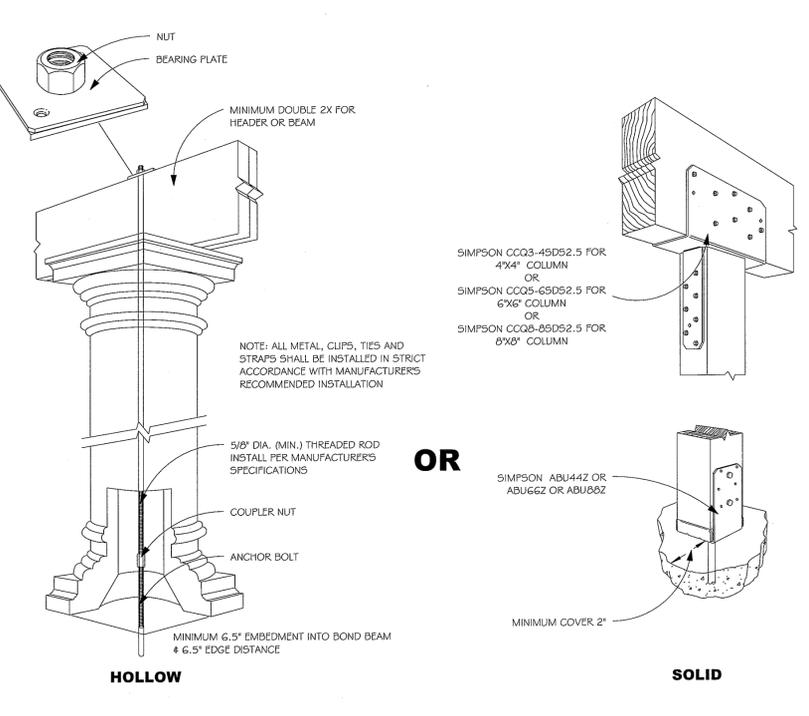
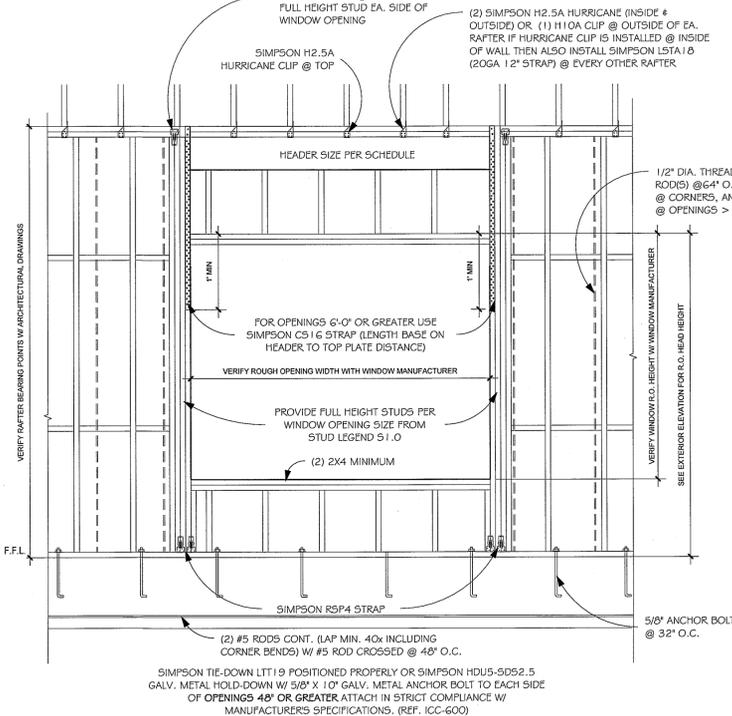
MAXIMUM SPANS FOR WINDOW SILL PLATES USED IN EXTERIOR WALLS SHALL NOT EXCEED THE SPANS GIVEN IN WFCM - SEC. 4.2; TABLE 9.

HEADER AND/OR GIRDER TO STUD CONNECTIONS

HEADERS AND/OR GIRDER TO STUD CONNECTIONS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS GIVEN IN WFCM - SEC. 4.2; TABLE 9.

TOP AND BOTTOM PLATE TO FULL HEIGHT STUD

EACH FULL HEIGHT STUD SHALL BE CONNECTED IN ACCORDANCE WITH THE REQUIREMENTS GIVEN WFCM - SEC. 4.2; TABLE 9.



Myers Residence

Tabby Roads

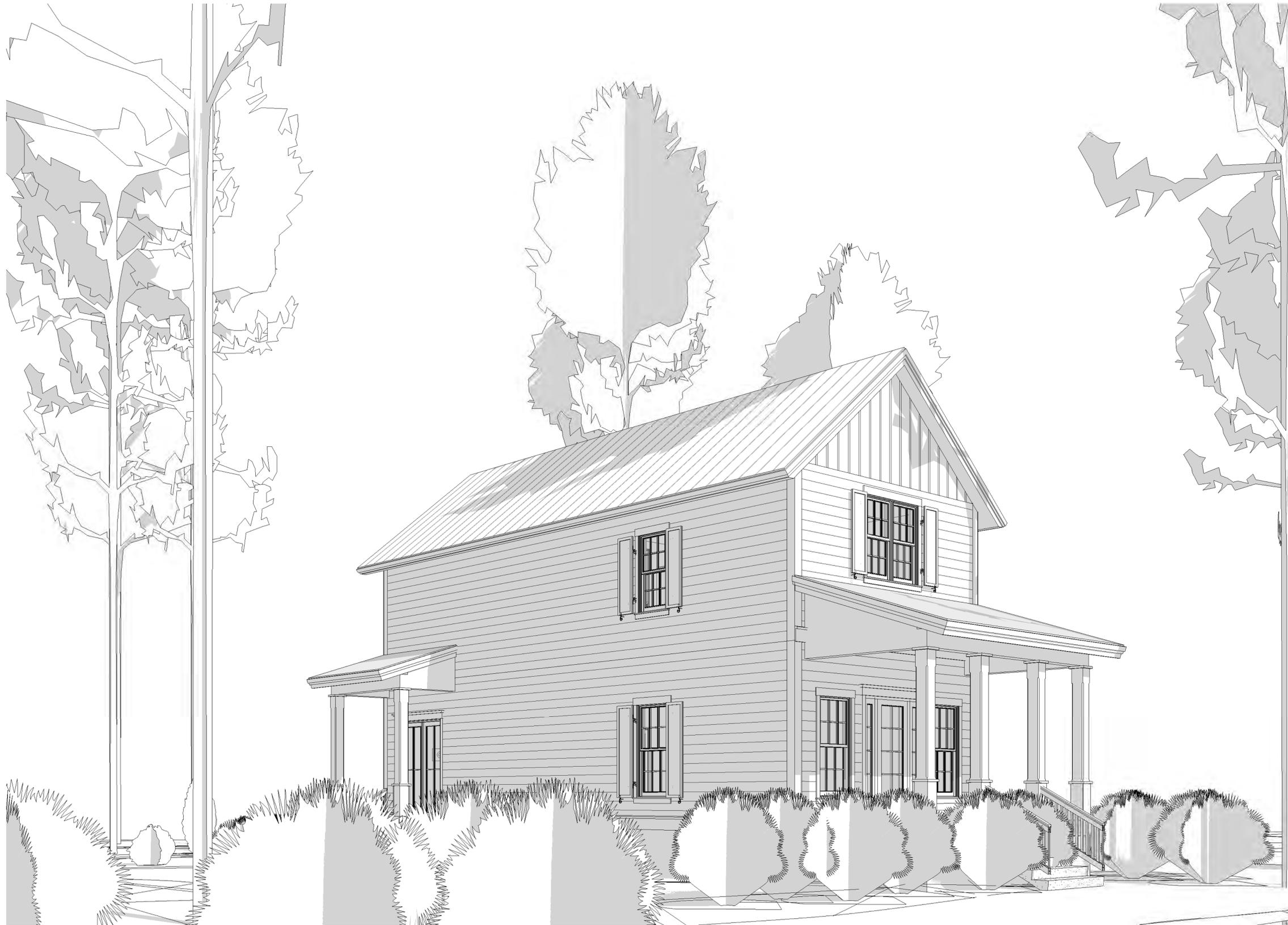
LOT 26 BLUE CRAB STREET, BLUFFTON, SOUTH CAROLINA

VACCARO ARCHITECTURE, INC.

STATE OF SOUTH CAROLINA
 VACCARO ARCHITECTURE, INC.
 Hilton Head Island, SC
 No. 3061
 REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA
 MICHAEL A. VACCARO
 Hilton Head Island, SC
 No. 6618
 REGISTERED ARCHITECT

843.290.3076
 www.VACCAROarchitecture.com
 email: mikevaccaro7@yahoo.com



Sheet List

Sheet Number	Sheet Name
A000	Cover
A0001	Site
A102	Plans
A201	Elevations
A251	Building Sections
A400	Schedules
E101	Electrical
Grand total: 7	

The contractor shall verify all dimensions and site conditions prior to starting work and shall notify the architect in writing immediately of any errors or inconsistencies within the construction documents. If errors or inconsistencies exist within the construction documents and are constructed as such; it is the contractor's responsibility to ensure that corrections are made to the satisfaction of the building owner, architect, and building inspector.

No.	Description	Date

**Myers
Residence
Cover**

Project number _____

Print Date 9/21/2016 4:14:58 PM Issue Date 2016

Drawn by CRE

Checked by MAV

A000

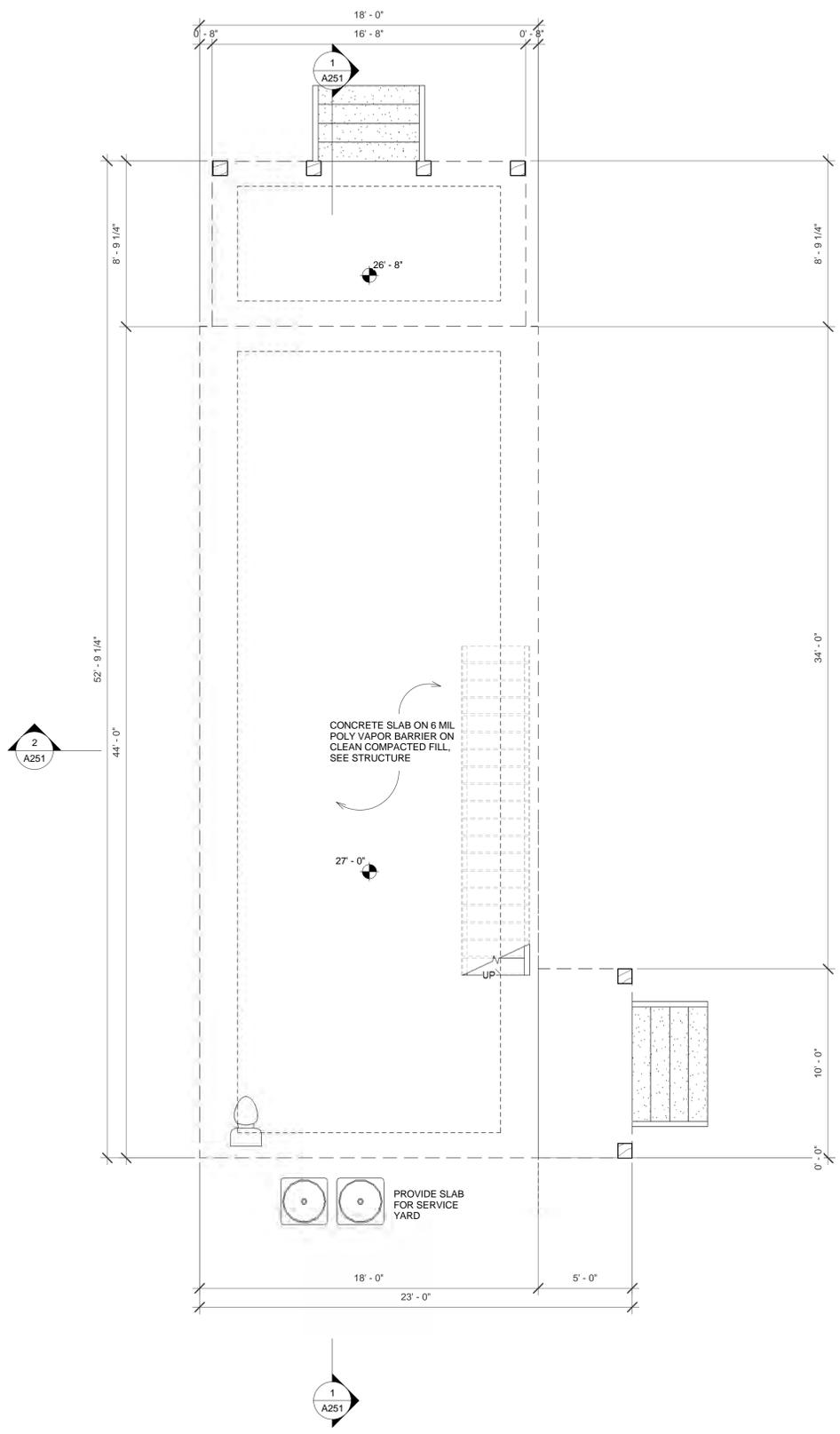
Scale _____

VACCARO ARCHITECTURE, INC.

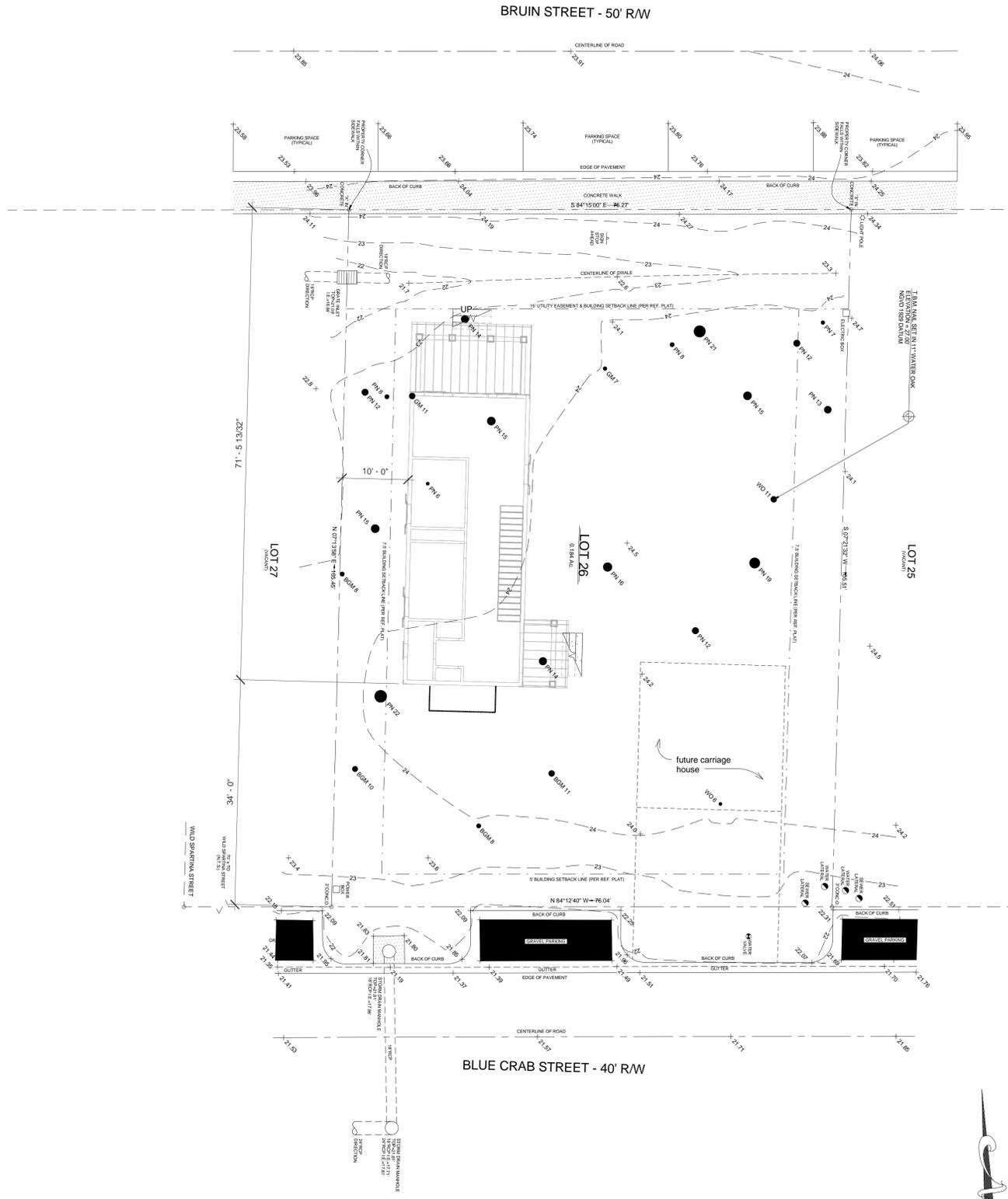
STATE OF SOUTH CAROLINA
VACCARO ARCHITECTURE, INC.
 Hilton Head Island, SC
 No. 3061
 REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA
MICHAEL A. VACCARO
 Hilton Head Island, SC
 No. 6618
 REGISTERED ARCHITECT

843.290.3076
 www.VACCAROarchitecture.com
 email: mikevaccaro7@yahoo.com



② T.O. Footing
 1/4" = 1'-0"



① Average Grade
 1" = 10'-0"

The contractor shall verify all dimensions and site conditions prior to starting work and shall notify the architect in writing immediately of any errors or inconsistencies within the construction documents. If errors or inconsistencies exist within the construction documents and are constructed as such; it is the contractor's responsibility to ensure that corrections are made to the satisfaction of the building owner, architect, and building inspector.

No.	Description	Date

Myers Residence Site

Project number _____

Print Date 9/21/2016 4:14:59 PM Issue Date **2016**

Drawn by **mv**

Checked by **MAV**

A0001

Scale As indicated

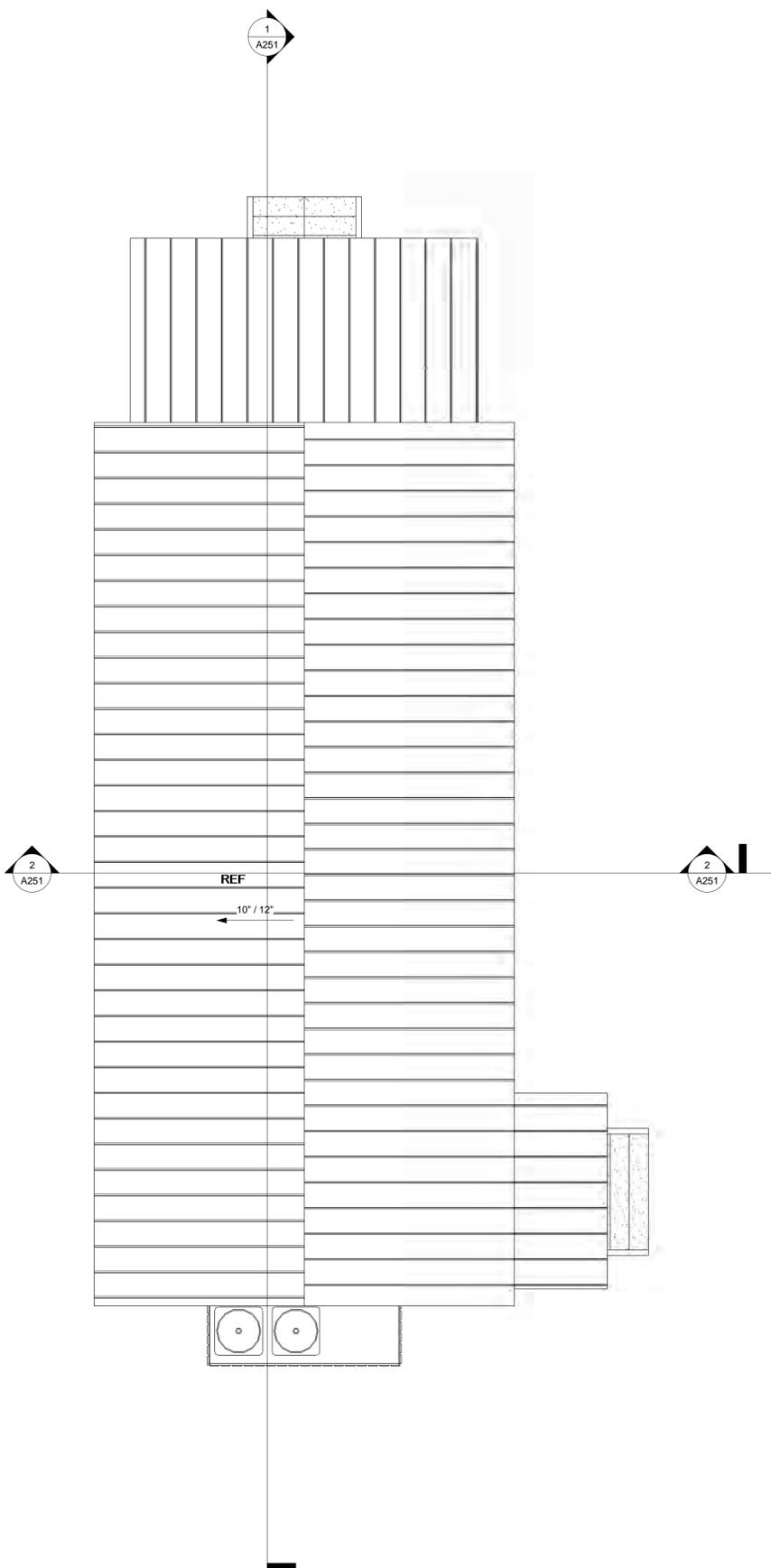
VACCARO ARCHITECTURE, INC.

STATE OF SOUTH CAROLINA
 VACCARO ARCHITECTURE, INC.
 Hilton Head Island, SC
 No. 3061
 REGISTERED ARCHITECT

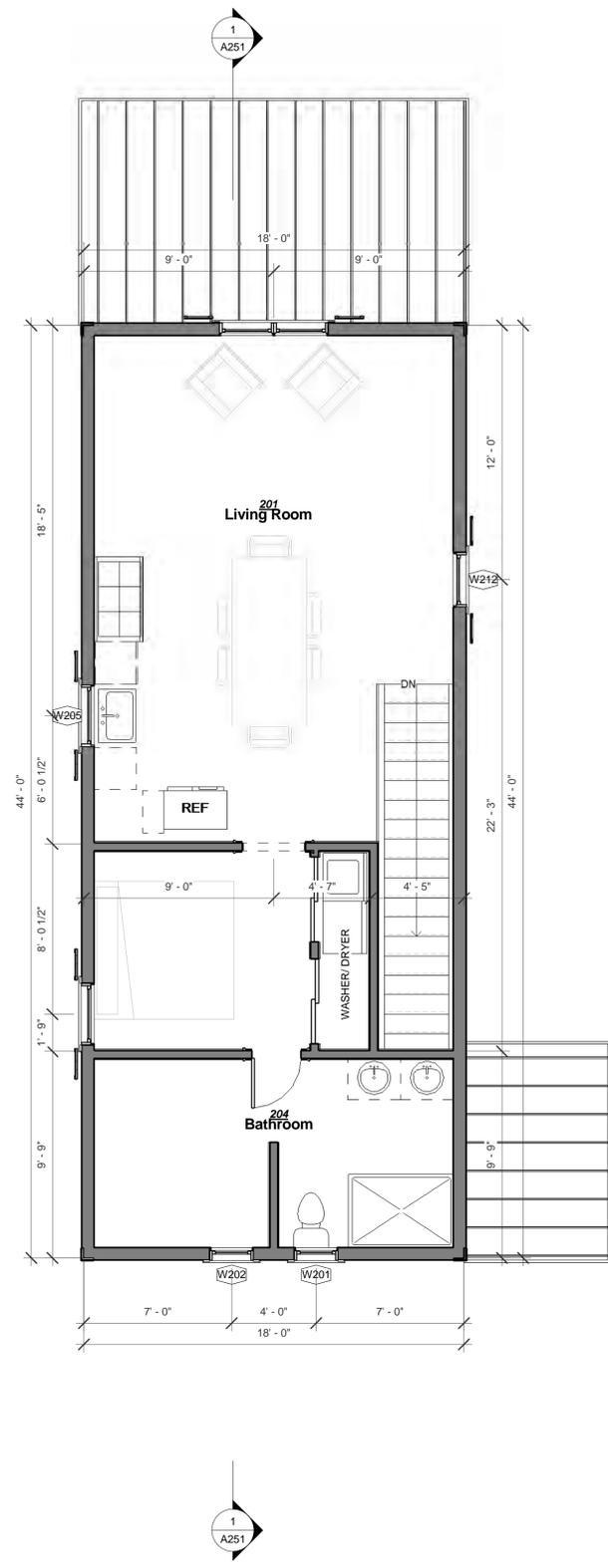
STATE OF SOUTH CAROLINA
 MICHAEL A. VACCARO
 Hilton Head Island, SC
 No. 6618
 REGISTERED ARCHITECT

843.290.3076
 www.VACCAROarchitecture.com
 email: mlkevaccaro7@yahoo.com

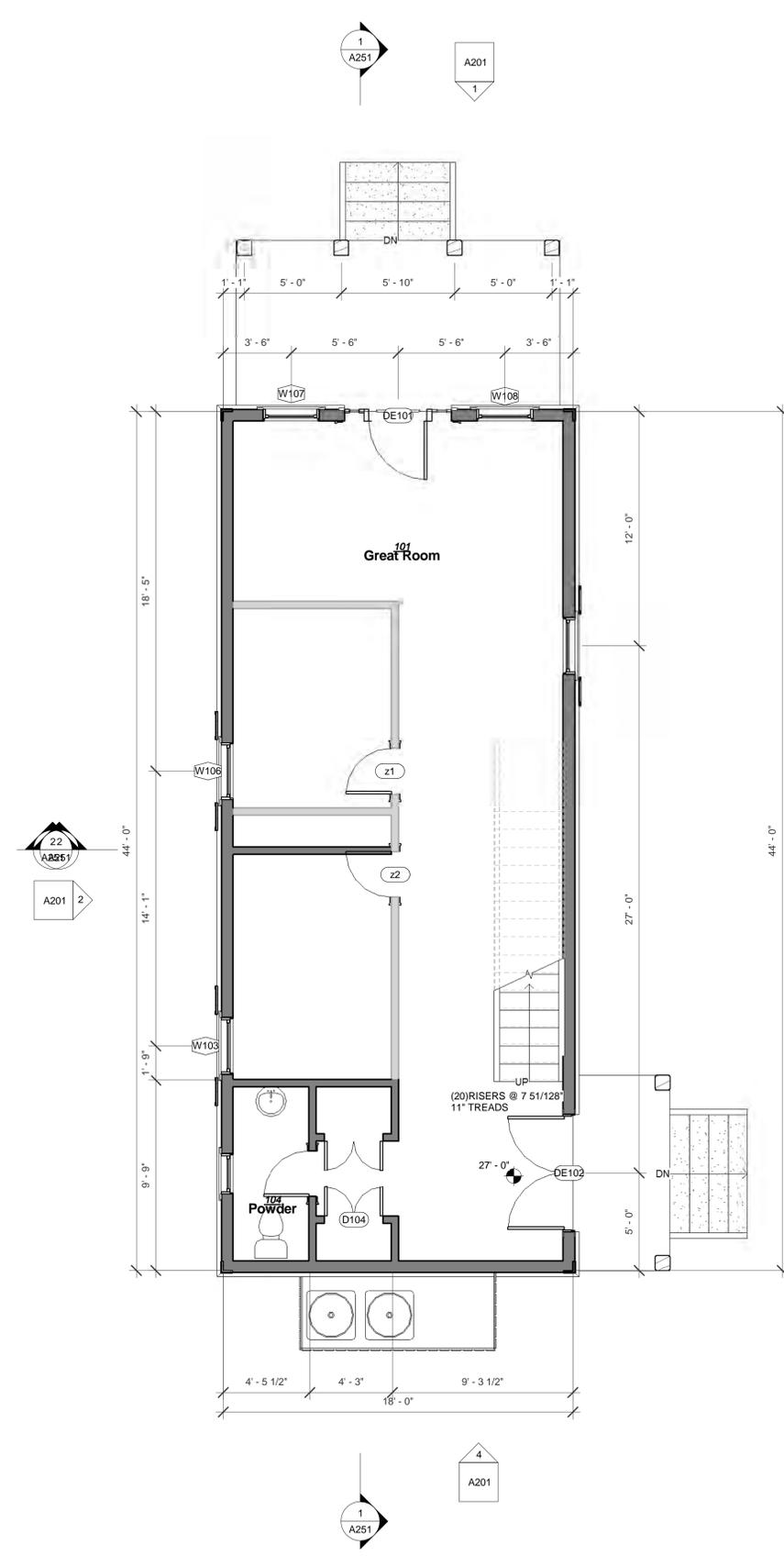
Conditioned Floor Areas		
Area	Level	Comments
792 SF	First Floor	Heated
721 SF	Second Floor	Heated
1513 SF		



3 Roof Plan
 1/4" = 1'-0"



2 Second Floor
 1/4" = 1'-0"



1 First Floor
 1/4" = 1'-0"

The contractor shall verify all dimensions and site conditions prior to starting work and shall notify the architect in writing immediately of any errors or inconsistencies within the construction documents. If errors or inconsistencies exist within the construction documents and are constructed as such; it is the contractor's responsibility to ensure that corrections are made to the satisfaction of the building owner, architect, and building inspector.

No.	Description	Date

Myers Residence Plans

Project number _____

Print Date 9/21/2016 4:15:01 PM Issue Date 2016

Drawn by mv

Checked by MAV

A102

Scale 1/4" = 1'-0"

LUDTKE & VACCARO ARCHITECTS, LLC

phone 843.290.3076
fax 877.667.3517
www.ludtkeandvaccaro.com email: mikevaccaro@hargray.com

STATE OF SOUTH CAROLINA

LUDTKE & VACCARO ARCHITECTS, LLC

Hilton Head Island, SC
No. 100305

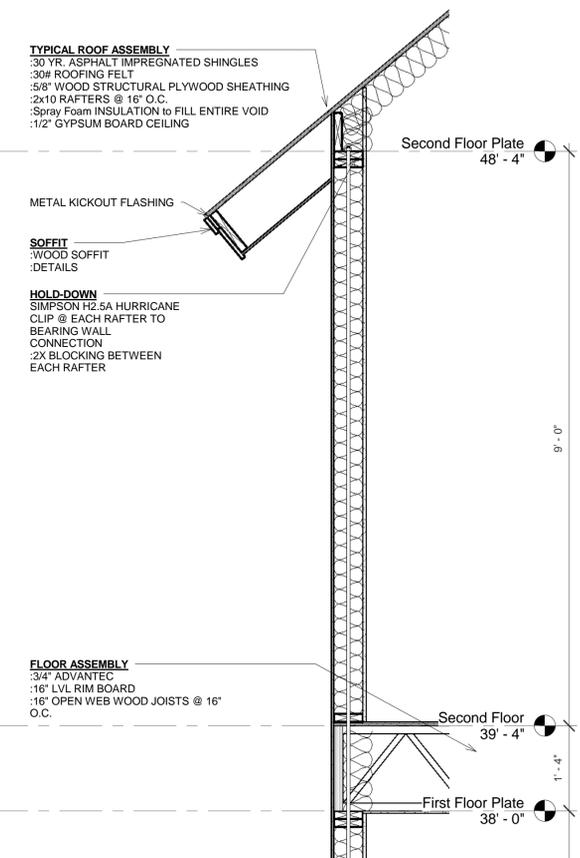
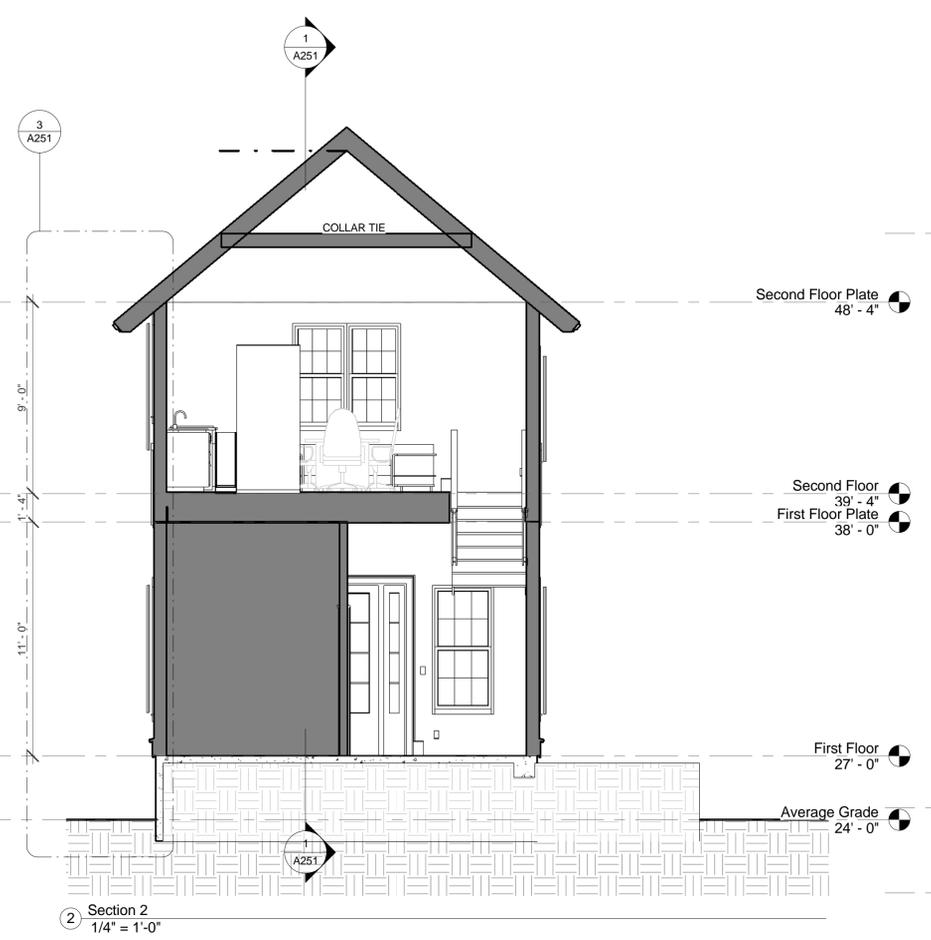
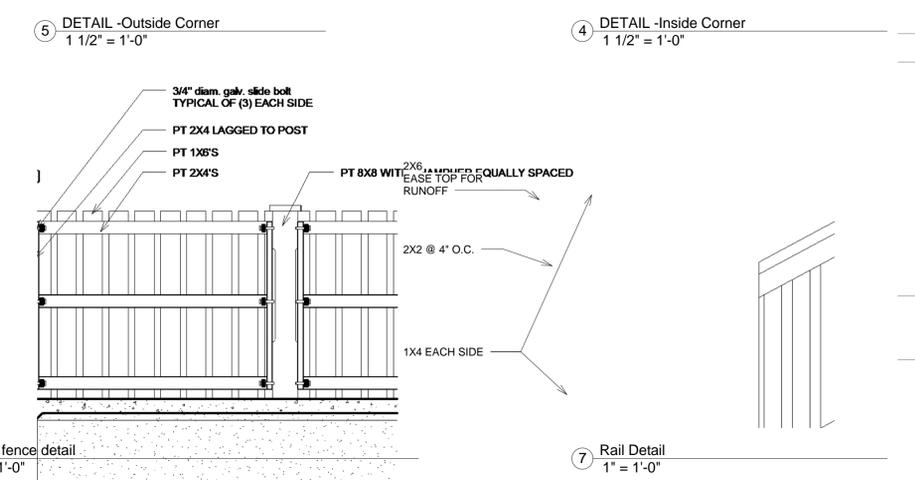
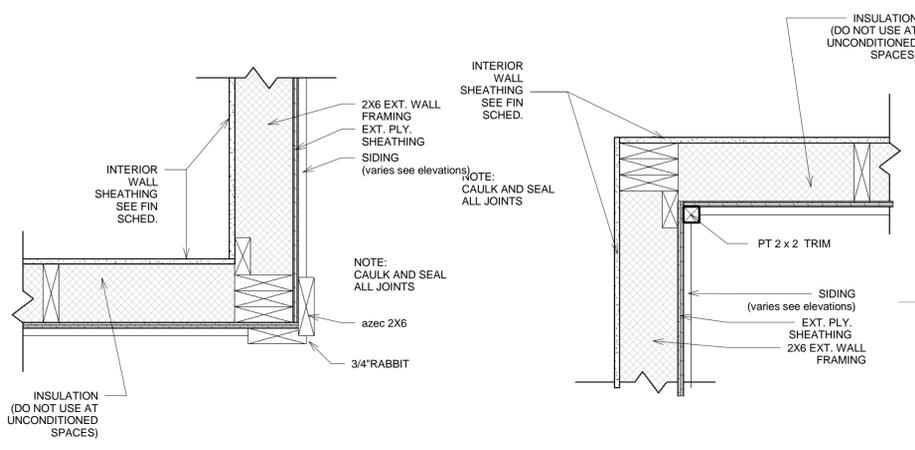
REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA

MICHAEL A. VACCARO

Hilton Head Island, SC
No. 6618

REGISTERED ARCHITECT



TYPICAL ROOF ASSEMBLY

- :30 YR. ASPHALT IMPREGNATED SHINGLES
- :30# ROOFING FELT
- :5/8" WOOD STRUCTURAL PLYWOOD SHEATHING
- :2x10 RAFTERS @ 16" O.C.
- :Spray Foam INSULATION TO FILL ENTIRE VOID
- :1/2" GYPSUM BOARD CEILING

FLOOR ASSEMBLY

- :3/4" ADVANTEC
- :16" LVL RIM BOARD
- :16" OPEN WEB WOOD JOISTS @ 16" O.C.

TYPICAL EXTERIOR WALL ASSEMBLY

- :HARDI-PLANK SIDING (2) LAYERS #15 FELT
- :BLG WRAP
- :1/2" CDX PLYWOOD SHEATHING
- :2x6's @ 16" O.C.
- :OPEN CELL SPRAY FOAM INSULATION
- :1/2" GYPSUM WALL BOARD

FLOOR ASSEMBLY

- :4" CONCRETE SLAB
- :W/ 6"x6" -4.1x4.1 WWF
- :10 MIL POLY VAPOR BARRIER
- :COMPACTED FILL TO 95% PROCTOR DENSITY
- :TREATED WITH BORATE OR EQUAL TERMITE PROTECTION
- :EXISTING GRADE

WATER TABLE

- :PT 2x4 CHAMFERED @ 15 DEGREES
- :PT 2x10

SILL

- :2x6 PT SILL W/ NEOPRANE SILL GASKET
- :5/8" DIAM. X 12" GALV. ANCHOR BOLT @ 32" O.C. W/ TURNED END EMBEDDED IN CONC.

FOOTING

- :16" WIDE CONT. MONOLITHIC CONCRETE
- :TURNED DOWN FOOTING W/ 2 #5'S
- :REBARS, SPLICED.
- :VERT REBAR PER STRUCTURAL
- :FOOTING TO BE MIN. 8" BELOW EXISTING GRADE, TYP.
- :parge with smooth stucco



No.	Description	Date

Myers Residence Building Sections

Project number 2016-003
Date 2016
Drawn by CRE
Checked by MAV

A251

Scale As indicated

LUDTKE & VACCARO ARCHITECTS, LLC

phone 843.290.3076
fax 877.667.3517
www.ludtkeandvaccaro.com email: mikevaccaro@hargray.com

STATE OF SOUTH CAROLINA

LUDTKE & VACCARO ARCHITECTS, LLC

Hilton Head Island, SC

No. 100305

REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA

MICHAEL A. VACCARO

Hilton Head Island, SC

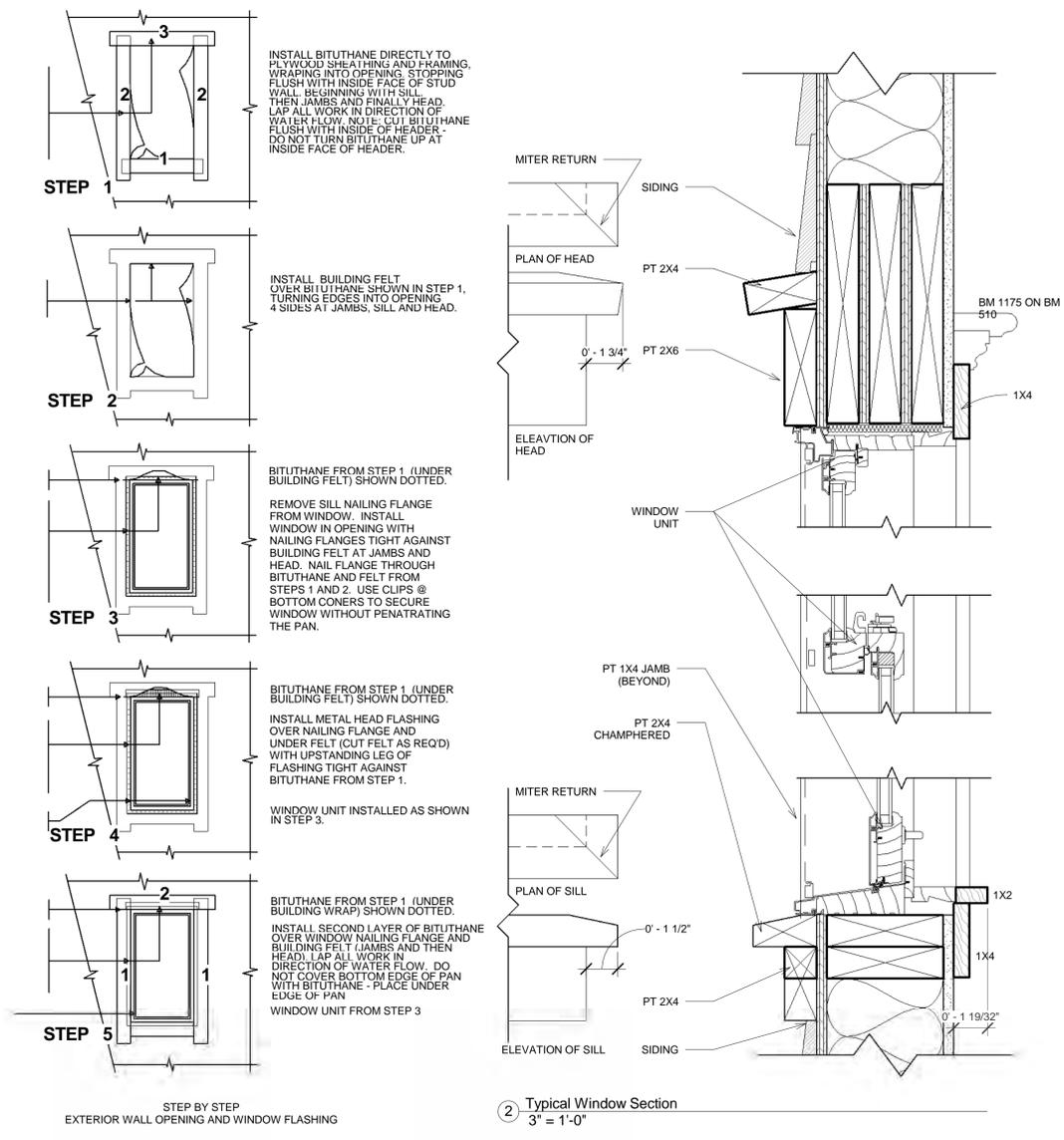
No. 6618

REGISTERED ARCHITECT

Room Number	Level	Room Name	Finish					Comments
			Floor	Base	Wall	Ceiling	Ceiling Height	
101	First Floor	Great Room						
102	Not Placed	Powder						
103	Not Placed	Bedroom						
104	First Floor	Powder						
201	Second Floor	Living Room						
202	Not Placed	Bedroom						
203	Not Placed	Utility						
204	Second Floor	Bathroom						

Mark	Type	Head Height	Rough Opening		Manufacturer	Glazing Type	Comments
			Width	Height			
W103	LLL	8' - 0"	2' - 10 3/4"	6' - 0 3/8"	JELD-WEN Windows & Doors		
W106	LLL	8' - 0"	2' - 10 3/4"	6' - 0 3/8"	JELD-WEN Windows & Doors		
W107	LLL	8' - 0"	2' - 10 3/4"	6' - 0 3/8"	JELD-WEN Windows & Doors		
W108	LLL	8' - 0"	2' - 10 3/4"	6' - 0 3/8"	JELD-WEN Windows & Doors		
W201	DDDDDD	8' - 0"	2' - 0 3/4"	4' - 0 3/8"	JELD-WEN Windows & Doors		
W202	DDDDDD	8' - 0"	2' - 0 3/4"	4' - 0 3/8"	JELD-WEN Windows & Doors		
W205	OOQ	8' - 0"	2' - 10 3/4"	4' - 4 3/8"	JELD-WEN Windows & Doors		
W212	UUUU	6' - 6 3/8"	2' - 6 3/4"	5' - 0 3/8"	JELD-WEN Windows & Doors		
W213	UUUU	8' - 0"	2' - 6 3/4"	5' - 0 3/8"	JELD-WEN Windows & Doors		
W214	UUUU	8' - 0"	2' - 6 3/4"	5' - 0 3/8"	JELD-WEN Windows & Doors		
W219	LLL	8' - 0"	2' - 10 3/4"	6' - 0 3/8"	JELD-WEN Windows & Doors		
W220	DDDDDD	8' - 0"	2' - 0 3/4"	4' - 0 3/8"	JELD-WEN Windows & Doors		
W221	LLL	8' - 0"	2' - 10 3/4"	6' - 0 3/8"	JELD-WEN Windows & Doors		
Grand total: 13							

Door Number	Door Type	Door Size		Manufacturer	Finish			Comments
		Width	Height		Door	Frame		
CO206	NNN	2' - 4"	6' - 8"					
CO207	PPP	3' - 0"	8' - 0"					
CO208	NNN	2' - 4"	6' - 8"					
CO211	GG	3' - 0"	8' - 0"					
D104	GG	3' - 0"	8' - 0"					
DE101	HHH	3' - 0"	8' - 0"	custom				
DE102	OOO	6' - 0"	8' - 0"					
z1	NNN	2' - 4"	6' - 8"					
z2	NNN	2' - 4"	6' - 8"					
z3	II	4' - 0"	8' - 0"					
z4	II	4' - 0"	8' - 0"					



② Typical Window Section
3' = 1'-0"

STEP BY STEP
EXTERIOR WALL OPENING AND WINDOW FLASHING

No.	Description	Date

Myers

Residence Schedules

Project number	2016-003
Date	2016
Drawn by	CRE
Checked by	MAV

A400

Scale: As indicated

